

1.0 Reason for Referral to the Planning Committee

1.1 This application (along with application 190424) is referred to the Planning Committee because it has been called in by Cllr Crow on the following grounds:

- Design - the proposed houses make no concessions to nearby architecture, they are simply designed in a modern style that could be found in any recent development in any town or city and therefore would look completely out of place in this setting.
- Parking - providing 26 parking spaces for 20 three bedroom family homes will be unmanageable and add to the existing problems in the area.
- Access – this is unsuitable for large vehicles and due to the narrow nature of the track, there is concern for potential collisions between cars, and cars and cyclists, and cars and pedestrians.

2.0 Synopsis

2.1 The key issues for consideration are impact that the proposed alteration works would have on the special interest of this grade II listed building, the setting of nearby listed buildings and the character and appearance of Colchester Conservation Area No.1.

2.2 The application is recommended for conditional approval.

3.0 Site Description and Context

3.1 The Granary Barn is a modest timber framed building that dates from the eighteenth century. It has a rectangular footprint with its western gable end adjacent to the lane. The building is listed grade II for its special architectural or historic interest. The List Description is as follows:

Granary, subsequently mill for animal feed, store at time of inspection [November 2002]. Mid/late-C18 with C20 additions. Timber-framed and weatherboarded, on rebuilt brick plinth. Corrugated asbestos roof covering. Brick stack. Aligned E-W on west bank of river. EXTERIOR: 2 storeys with loft. Loft door opening to West gable. C20 additions to East and South not of interest.

INTERIOR: Timber frame of Baltic pine, retaining primary bracing. Massive E-W chamfered spine beam supporting first floor with large oak hanging knees, both ends with finely worked stops. Incised assembly marks visible on spine beam (east end, north face) and on east gable construction in roof. Possible Baltic pine merchant's identification mark visible on tie-beam at first floor level. Roof with single purlins to each side, carried by brackets on the rafters, which are pegged at the apex. Collars have been cut-away. Rudimentary bolted scarf joint in wall plate. Re-used oak timbers throughout, especially in roof. East gable re-built in brick for C20 extension, and

considerable interventions to south wall where C20 shed extends, but principle framing remains.

HISTORY: The building is identified on a watercolour of East Bridge dated c.1775 (Colchester Museum Collections) where it appears to be thatched, and is depicted as part of a 'Farm Yard' on Sparrow's Map of Colchester 1767. Interior formerly weatherboarded but removed mid-C20 when framing in-filled with brick and blockwork.

A small urban riverside agricultural building with much of its mid/late-C18 frame, including a massive stopped and chamfered spine beam of Baltic pine, and both group value and townscape value

3.2 The Granary Barn is located on the south side of East Hill and to the east of the River Colne. East Bay House, a large late Georgian building which is listed grade II for its special architectural and historic interest, is located to the west of the barn. To the south of the barn is the main East Bay Mill site which is composed of areas of hard standing and rough grass. Access to the site is from East Hill via a unadopted lane. The lane forms part of National Cycle Route 1 and the Wivenhoe Trail. The Granary Barn is located within Colchester Conservation Area No.1.

3.3 The character of the surrounding area is varied. To the north and west, the character is predominantly residential with two and three storey terraced properties. Large footprint industrial development are situated to the east of the site across the River Colne and there is an area of open space and playing fields to the north. To the south is an area of allotments and The Moors.

4.0 Description of the Proposal

4.1 The application seeks consent for the alteration and conversion of the barn to a single dwelling house. It is proposed that these works will be undertaken in conjunction with proposed redevelopment of the land to the south of the Granary Barn.

5.0 Land Use Allocation

5.1 Open space
Green Link
Conservation Area (northern part of the site)

6.0 Relevant Planning History

6.1 The relevant planning historic for this site includes:

- O/COL/02/1697 Outline consent for demolition of existing agricultural outbuildings and the retention, refurbishment and change of use of existing Grade II granary building to lounge and the erection of 49 retirement apartments (including 9 affordable units) with access, parking and associated works)
- RM/COL/04/0884 - Application for Reserved Matters concerning Siting, Design and Access for demolition of existing buildings shown on plans and erection of 55 no. retirement apartments with access road, parking and associated works
- 072117 Application for Reserved Matters concerning Landscaping for demolition of existing buildings and erection of 55 retirement apartments
- LB/COL/03/0459 and CA/COL/02/1782 – conversion and alteration of listed building (the Granary Barn) and the demolition of ancillary buildings
- In addition to the above, an appeal against an enforcement notice (ref. 200-000-090) was dismissed on 6th March 2013. This confirmed that the consented retirement apartment scheme had not been lawfully implemented and this permission has now lapsed.

6.2 More specific to the current application are the following preliminary enquires:

- 180838 - Restore former mill building for flexible A1/A3 use and to develop apartment buildings to provide 48 new homes.
- 182522 Preliminary Enquiry – Erection of 20 residential units together with parking, landscaping and associated works. This Preliminary Enquiry was also subject of an early Member Engagement Meeting.

7.0 Principal Policies

7.1 S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Section 72(1) of the same Act requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Colchester's adopted Development Plan comprises the following documents:

7.3 The adopted Colchester Borough Core Strategy (adopted 2008, reviewed 2014) contains local strategic policies. Particular to this application, the following policies are most relevant:

- ENV1 - Environment
- ENV2 - Rural Communities

7.4 The adopted Colchester Borough Development Policies (adopted 2010, reviewed 2014) sets out policies that apply to new development. Specific to this application are policies:

- DP1 Design and Amenity
- DP14 Historic Environment Assets

7.5 Emerging Local Plan

In addition to the above, consideration also needs to be given to the Submission Colchester Borough Local Plan 2017-2033 (the emerging local plan). The following emerging policies are considered to be relevant:

- DM15 Design and Amenity
- DM16 Historic Environment

Paragraph 216 of the Framework states that decision makers may give weight to relevant policies in emerging plans according to:

- (1) the stage of preparation of the emerging plan;
- (2) the extent to which there are unresolved objections to relevant policies in the emerging plan; and
- (3) the degree of consistency of relevant policies to the policies in the Framework.

As to the first limb, the Local Plan was submitted to the Planning Inspectorate in October 2017 and the formal examination commenced in January 2018. The Plan is at an advanced stage and may therefore be taken into consideration in the determination of planning applications. Many of the Development Management Policies follow similar principles to those of the current Local Plan.

7.6 The National Planning Policy Framework (NPPF) must be taken into account in planning decisions and is a material consideration, setting out national planning policy.

8.0 Consultations

8.1 The stakeholders who have been consulted and who have given consultation responses are as set out below. More information may be set out on our website.

Historic Building and Areas Officer

8.2 The comments from the HBAO can be summarised as follows:

- The former granary barn has been vacant since 2002/3 and is currently in a very poor state of repair after having suffered extensive damage from fire. Unless a viable use is secured for the building, its condition is expected to keep deteriorating, resulting thus in further loss of its evidential and historical value. The scheme to convert the building into a residential unit is welcomed in compliance with NPPF's Par. 192(a) which states that the determination of applications should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The Heritage Addendum provides an analysis of the structure's present condition and this has informed a new set of proposals for its conversion. There is some margin for further improvements, e.g. by a more limited use of the proposed rooflights whose number, size and distribution on both sides of the roof results in a strong visual impression that detracts from the building's character, the benefit from the development of the redundant heritage asset to secure its viability, outweighs the concerns regarding specific details which can be addressed at a later stage.
- The redundant East Bay Mill is seen in conjunction with East Bay House and its present condition reflects poorly on the setting of the listed house. Any harm caused to the setting of listed buildings will need to be weighed against the public benefits. The public benefit of securing a viable use for the barn which is currently at risk is considered to outweigh any harm caused
- The site falls partly within the limits of the Conservation Area. The damaged structure is very visible when crossing East Bridge and its dilapidated condition leaves an impression of neglect that detracts from the quality of the Conservation Area. The redevelopment of this derelict site is expected to benefit the Conservation Area by addressing this situation.
- Taking the above into consideration the above comments of the development's impact on heritage, there are no objections on heritage grounds to the support of the proposals.

Archaeological Advisor

- 8.3 The development affects a designated heritage asset (Grade II Listed building, The Old Mill, NHLE no. 1350373) and the site of East Bay Mill, which was located to the south of the Listed Building (granary). The Heritage Statement Addendum, by the Heritage Collective, provides adequate information relating to the Mill. A condition should be attached require the historic building recording of the building.
- 8.4 In terms of below-ground archaeology, an adequate pre-determination field evaluation has been undertaken by the applicant and the archaeological implications of the development have now been established. Based on the findings of the evaluation, there are now no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. A planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed is required.

Council for British Archaeology

- 8.5 The summary from the Council for British Archaeology (CBA) is set out below:
- The CBA are supportive of a degree of development at this site, if it is deemed necessary to ensure the conservation-led restoration of East Bay Mill.
 - To meet the requirements of the National Planning Policy Framework, your Authority should be satisfied that the harm to the Conservation Area and the setting of East Bay Mill is outweighed by public benefit.
 - The CBA strongly advise that the conservation-led restoration of the mill should be secured by a section 106 agreement, or similar, should your Authority be minded to permit development at this site.

Historic England

- 8.6 On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

9.0 Parish Council Response

- 9.1 The site is not parished.

10.0 Representations from Notified Parties

10.1 The application resulted in a number of notifications to interested third parties including neighbouring properties. The full text of all the representations received is available to view on the Council's website. The representations made in respect of this application highlight general planning matters (rather than those specific to listed building considerations) and can be summarised as follows:

- The development is of inappropriate density - the proposed number of dwellings and scale of properties is disproportionate to the scale and nature of the site (which is a conservation area).
- The design of the [new] buildings is inappropriate. The style and layout of the dwellings is inconsistent with the listed buildings in the immediate vicinity
- The proposal to build 3-storey houses will be unacceptably intrusive and detrimental to the amenity of adjacent residents
- Insufficient parking is proposed for the development.
- The access is inappropriate.
- There will be a conflict between vehicle users and users of the National cycle path.
- The bus services are not as frequent as claimed.
- The site is in a flood zone.
- The development will have an adverse impact on the private amenity of existing residents.
- Listed building needs to be developed and evolve to aid their protection.

10.2 The following comments have been made by Cllr Crowe:

- Design - The surrounding area of East Street and East Bay contains many unique buildings including the renovated Charlie Brown's, the historic Siege House, the former Marriages Mill and numerous houses and cottages of varying ages. Recent new builds in the area at Grosvenor Place and Riverside Place have borrowed and replicated architectural features from the Mill, and the new build cottages in Marriages Yard mimic a Tudor style with render and an overhanging first floor. By contrast the proposed houses make no such concessions to nearby architecture, they are simply designed in a modern style that could be found in any recent development in any town or city and therefore would look completely out of place in this setting.
- Parking - If there were one or two bedroom flats then it might work, but providing only 26 parking spaces for 20 three bedroom family homes is completely unrealistic. With the best will in the world people's needs change, someone in the household may get a new job requiring the household to need an additional car, a child passes their driving test and wants a car, and visitors need somewhere to park. This will be unmanageable and add to problems in existing problems in East Bay, Grosvenor Place and nearby Rouse Way as people search for places to park.

- Access - Essex County Fire and Rescue service have informed that the site does not comply with the guidance in ADB B5 with regard necessary dimensions for an appliance turning point. Additionally, residents are concerned that access to the site for fire engines can only be made via a gap of less than 4 metres between the barn and a listed boundary wall. I am told that the dustbin lorries do not attempt to enter the site due to this restriction, and with such a narrow opening there is also great concern for potential collisions between cars, and cars and cyclists, and cars and pedestrians.

10.3 The Civic Society comments on the amended plans can be summarised as follows:

- We have studied the amended scheme and do appreciate the changes made to address some of the issues attending the original design.
- It is our belief that is the large additional costs that have led to the need for an over development of the modest size of the site.
- We note the efforts to improve the visual appearance of the housing by the use now of more sympathetic materials in keeping with the historic nature of the conservation area and the considerable work to reuse the Mill building itself as a modern house.
- The problem remains of the continuing use of the three storey houses which are not a reflection of the local character of the area. The result is a large massing of repeated forms of heights and blocks. There has been no change to produce a mix of building heights that would be more in keeping with the landscape and the historic setting.
- We remain concerned by the dominant nature of the parked cars adjacent to the National Cycle route and the pedestrian pathway. This parking has a detrimental effect on the tranquility of the lane and the strategic nature of the routes. These will include not merely the residents but all the many types of service traffic that housing brings: fire service, delivery vans, refuse service etc. We are quite unconvinced that some surface detail to the road surface can provide the necessary safety that this route deserves.
- We have concerns for the under provision of parking places for the development and unconvinced by the data and arguments in favour of this.
- In conclusion it is our belief that this development would not bring an improvement to the adjacent conservation area and the gain of the restoration of the Mill building will be largely lost in the massing of the site.

11.0 Parking Provision

11.1 N/A.

12.0 Accessibility

12.1 N/A

13.0 Open Space Provisions

13.1 N/A.

14.0 Air Quality

14.1 N/A.

15.0 Report

The Proposal

15.1 Listed building consent is sought for the alteration and conversion of the Granary Barn to a single dwellinghouse. A concurrent planning application has been submitted for the erection 20 residential units (including the conversion of the barn) together with parking, landscaping & associated works.

Principle of the Development and the Planning Background

15.2 The site was last used for sale of agricultural feed with a linked residential property. These activities ceased in about 2003 with the sale of the land for redevelopment.

15.3 In 2004, outline planning permission was granted for the erection of 49 two-bedroom retirement apartments with access, parking and associated works. Listed building consent was also granted for the alteration and conversion of the former Granary Barn to a lounge for the retirement apartments and for the demolition of other curtilage buildings. The planning permission and the listed building consent was never implemented and has now lapsed.

15.4 Today, with the exception of the listed Granary Barn, all of the ancillary buildings have been cleared from the site due repeated problems of vandalism, anti-social behaviour and arson. The listed building has also suffered from vandalism and arson and is currently in a very poor condition.

Heritage and Design Considerations

- 15.5 The Planning (Listed Building and Conservation Areas) Act 1990 requires that special regard is paid to the desirability of preserving listed buildings and their setting and that special attention is paid to the desirability of preserving or enhancing the character or appearance of a conservation area. CS Policy ENV1 and DPD Policy DP14 seek to conserve and enhance Colchester's historic environment. With regard to design, CS Policy UR2 and DPD Policy DP1 seek to secure high quality and inclusive design in all developments, respecting and enhancing the characteristics of the site, its context and surroundings. The emerging plan policies (DM16 in particular) reflects the requirements of currently adopted policies in terms of design, place shaping principles and the protection of the heritage.
- 15.6 The NPPF sets out the desirability of sustaining and enhancing the significance of heritage assets (paragraph 192). It establishes that great weight should be given to an asset's conservation and the more important that asset, the greater that weight should be (paragraph 193). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification, (paragraph 194). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, that harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 196). The NPPF also promotes good design advising that permission should be refused for development of poor design.
- 15.7 The Granary Barn is extensively fire damaged and consists of timber framed construction with brick infill panels. A brick extension formerly abutted the eastern gable and a portal framed building (wagon shed) formerly stood adjacent to the south elevation. The barn comprises four bays defined by substantial posts on each long side, with central ridge posts in each gable end and straight diagonal braces. Access is by way of a single width door in the southern elevation, there is evidence of other openings in the south elevation and a single door into the eastern gable. The west gable features two crittall type windows at ground floor. At first floor level there is evidence of fewer openings, a single loading door in each gable and two openings in the southern wall. The northern elevation appears to have been without any openings at any level. Running east to west through the ground floor is a substantial timber spine beam supported on curved braces. The western end of the ground floor is divided into two rooms by brick walls; the southern room has been adapted to form an entry office. In the northern half of the building at ground floor level there are two pieces of machinery equipment. At first floor level there are two cylindrical storage tanks (grain bins?) and one cast iron set of wheels/gears.
- 15.8 The Granary Barn is an important building in terms of the historic development of Colchester. It originally formed part of a wider complex of mill buildings (located to the south). The barn itself was converted by the

Doe family into a feed mill in about 1923. The barn has been vacant since about 2003 and is currently in a very poor condition due to extensive fire damage. The fire damage is most severe at first floor and roof level, the southern side wall and roof framing is substantially gone. At ground floor level, the fabric of the building is less damaged though there is evidence of graffiti, vandalism and unauthorised occupation. Due to the condition of the building, the applicant has stated that it has not been possible to undertake a full detailed survey of the building.

- 15.9 The Heritage Statement explains that the proposals seek to restore the primary historic timber frame, with timber replacements wherever the fire damage has resulted in elements being structurally unstable or insufficient to form a useable structure. Such replacements will maintain historic timber frame joinery techniques and be in a suitable material. The Heritage Statement goes on to state that any additional structural requirements will be provided by a new structure (steel) located outside the timber frame and concealed by the external cladding. It is stated that this double layer construction will enable the addition of insulation to provide a warm dwelling while leaving historic wall fabric expressed internally. The windows have been retained in their original locations on the western gable and the majority of openings are focused on the southern elevation where architectural evidence suggests they were located originally and through later adaptations of the building. Additional windows at first floor are proposed in the eastern gable. The blank northern wall will be retained. The re-use of existing openings is welcomed however the use of Crittal-style windows and the form of some of the openings does however give cause for concern. This has been raised with the applicant and amended drawings are expected before the committee meeting. Roof lights are proposed to provide light to the interior of the building. Whilst it is accepted that these will not affect historic fabric, the number and size of roof lights is not considered appropriate for a former barn. Again, this issue has been raised with the applicant and amended drawings are expected prior to the committee.
- 15.10 Regarding internal works, the ground floor is currently subdivided into three spaces by brick walls. The Heritage Statement explains that walls with their early brickwork are to be retained and left exposed to preserve a sense of the building's fabric and simple nature. The large spine beam and its angled braces will remain legible and exposed becoming features within the new spaces. The Heritage Statement goes on to explain that the proposed new subdivisions take their positional clues from the existing structure. The proposal also involves the creation of a first floor and a mezzanine floor. The Heritage Statement opines that the creation of a single open plan living space to the west and full height living room area to the east with mezzanine at the current loft level to the west, will preserve a single open space at this level and a mimicking of the current open platform. It is considered that whilst the first floor and mezzanine will change the character at this level, the proposals will both restore fabric and preserve a generally open plan arrangement in keeping with the historic spaces.

- 15.11 The Heritage Statement notes that the proposal would remove the extant equipment which provide evidence of the Doe Company's time; this is considered to cause some harm to historic values. The proposed insertion of a stair and revised front door position will affect an area which has already been altered; this area formed the early 20th century entrance and the timber framing here has been replaced by modern brick. The original position for first floor access is not clearly legible within the building, it could simply have been by way of a hatch and ladder. The Heritage Statement opines that the works at ground floor level are considered to erode the historic and architectural values of the building to a small degree. This is primarily due to the loss of the extant machinery which directly illustrate the former function of the building.
- 15.12 In its present condition, the Granary Barn is of diminished 'evidential' value, with upper parts interior substantially destroyed and with it, limited ability to understand or interpret the way in which the building was constructed and/or used. Even before the fire, the alterations to the barn and the wider site made it difficult to appreciate how the building once functioned and/or its relationship with river transport. The overall significance of the Granary Barn in its present state remains high, but the ability to appreciate it as low.
- 15.13 Given the condition of the Granary Barn, the barn remains at extreme risk. The current application proposes its full repair and conversion to a long-term viable use. The comments originally made by the Archaeological Officer regarding the need for further historic context analysis and building recording are noted. A further Heritage Statement has been submitted to address these concerns. With regard to building recording, a condition is proposed, and the result of this analysis will be used to inform the repair of the listed building. The comments made by the Council for British Archaeology regarding a conservation-led restoration of the mill and that this is secured by a section 106 agreement, or similar, are noted and endorsed.
- 15.14 The proposed alteration works to the Granary barn are considered to be consistent with relevant adopted and emerging policies and the guidance set out in the NPPF in so far as they promote the conservation of heritage assets. Viewed from the north (from within the conservation area), the refurbished Granary Barn will reassume a positive role as part of a group of 18th and 19th century buildings. The identified harm to the heritage asset by the proposed alteration works will be less than substantial and, as such, the public benefits need to be weighed against the harm caused. In this instance, the public benefits (which include the redevelopment of a derelict site, which detracts from the appearance of the conservation area, and the repair and reuse of an 'At Risk' listed building) weigh heavily in favour of the scheme. Given this, the proposed development is considered to be consistent with the aforementioned adopted local plan policies and national planning policy guidance in relation to the historic environment.

16.0 Conclusion

- 16.1 Taking account of the advice in the Framework and evidence submitted, it is considered that the level of harm caused by the submitted application is 'less than substantial' as set out in the Framework. Considerable importance and weight is attached to harm. The public benefits that flow from the proposed alteration works, namely securing the repair and long-term reuse of an 'At Risk' listed building and the resultant enhancement to this part of the town centre conservation area are considered to outweigh the harm caused. Given this, the proposed development is considered to be consistent with the adopted local plan policies and national planning policy guidance in relation to the historic environment.

17.0 Recommendation to the Committee

- 17.1 The Officer recommendation to the Committee is for APPROVAL of listed building consent subject to the following condition:

1. ZAB - Time Limit for LBCs

The works hereby permitted shall begin before the expiration of 3 years from the date of this consent.

Reason: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. ZLA - Only Works Shown Within Application

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved, in writing, by the Local Planning Authority prior to any works commencing.

Reason: For the avoidance of doubt as to the scope of the permission and to ensure that the historic building is preserved from any other potentially harmful works.

3. Non Standard Condition - Building Recording

Prior to the commencement of any works, a programme of building recording and analysis shall have been undertaken and a detailed record of the building shall have been made by a person or body approved by the Local Planning Authority and in accordance with a written scheme which first shall have been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To secure provision for recording and analysis of matters of historical importance associated with the site and to inform the proposed alterations works.

4. ZLP - Hitherto unknown

If hitherto unknown evidence of historic character that would be affected by the works hereby permitted is discovered, an appropriate record together with recommendations for dealing with it in context of the approved scheme shall be submitted for written approval by the Local Planning Authority

Reason: To secure the proper recording of the listed building.

5. Non Standard Condition - Schedule of Repair

Prior to the commencement of works, a schedule of repair works supplemented by detailed drawings where appropriate shall be submitted to and approved in writing by the Local Planning Authority. The repair works shall be implemented in strict accordance with the approved details.

Reason: To ensure that the approved works are carried out without detriment to the architectural character and historic detail of the listed building.

6. Non Standard Condition - Details of floors and walls

Notwithstanding the details submitted and prior to their installation, full details of the proposed new internal walls and the first floor and mezzanine floor (including their precise relationship with the fabric of the building and method of structural support) by section and elevation at a scale of 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the Local Planning Authority. The position of the new internal walls and floors shall be informed by the results of the building record report. The agreed works shall be implemented in strict accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the listed building

7. Non Standard Condition - Architectural Details

Prior to the commencement of any works, additional drawings that show details of any proposed new windows, doors, eaves, verges and rooflights to be used, by section and elevation, at scales between 1:20 and 1:1, as appropriate, shall be submitted to and approved, in writing, by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved additional drawings.

Reason: There is insufficient detail with regard to this to protect the special character and architectural interest and integrity of the building.

8. Non Standard Condition - Architectural Details

Prior to the commencement of any works, details of the methods of fire protection, sound proofing, insulation and damp proofing for the walls, floors and ceilings at an appropriate scale shall be submitted to and approved in writing by the Local Planning Authority. The works of fire protection, sound proofing, insulation and damp proofing shall be carried out in accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the listed building and its setting.

9. Non Standard Condition - Materials

Notwithstanding the details submitted, no external facing or roofing materials shall be used in the construction of the development hereby permitted until precise details of the manufacturer, types and colours of these have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be approved shall be those used in the development.

Reason: To ensure that suitable materials are used on the development.

10. Non Standard Condition - Rainwater Goods

All rainwater goods (gutters, downpipes, hopperheads and soil pipes) shall be finished in metal and painted black and shall be of the round / half round profile.

Reason: To ensure that the approved works are carried out without detriment to the architectural character and appearance of the building where there is insufficient information within the submitted application.

11. ZLR - Making Good

Within one of the month of the works being carried out to, all adjoining surfaces which have been disturbed by the works shall be made good with materials and finishes to match those of existing undisturbed areas surrounding the new opening.

Reason: In order to preserve the historic character of the listed building.

19.0 Informatives

19.1 The following informatives are also recommended:

1. ZT0 – Advisory Note on Construction & Demolition

The developer is referred to the attached advisory note *Advisory Notes for the Control of Pollution during Construction & Demolition Works* for the avoidance of pollution during the demolition and construction works. Should the applicant require any further guidance they should contact Environmental Control prior to the commencement of the works.

2. ZTA - Informative on Conditions Stating Prior to Commencement/Occupation

PLEASE NOTE that this permission contains a condition precedent that requires details to be agreed and/or activity to be undertaken either **before you commence the development or before you occupy the development**. This is of critical importance. If you do not comply with the condition precedent you may invalidate this permission and be investigated by our enforcement team. Please pay particular attention to these requirements. To discharge the conditions and lawfully comply with your conditions you should make an application online via www.colchester.gov.uk/planning or by using the application form entitled 'Application for approval of details reserved by a condition following full permission or listed building consent' (currently form 12 on the planning application forms section of our website). A fee is also payable, with the relevant fees set out on our website.

3. ZTB - Informative on Any Application With a Site Notice

PLEASE NOTE that a site notice was erected in a publicly visible location at the site. Colchester Borough Council would appreciate your co-operation in taking the site notice down and disposing of it properly, in the interests of the environment.