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Item No: 7.2 / 7.3

Application: 180940

Applicant: East Anglian Restoration Group

Agent:

Proposal: Conversion and alteration of the retained buildings (Larch House, The Administration Building and the Echelon Building) to provide 20 residential units, car parking, landscaping and private amenity space.

Location: Development at, Severalls Hospital, Boxted Road, Colchester, CO4 5HG

Ward: Mile End

Officer: Alistair Day

Recommendation: Approval

Application: 7.3 - 180941 (Listed Building)
Applicant: East Anglian Restoration Group
Agent:
Proposal: Conversion and alteration of the Administration to a single dwelling house with associated car parking, landscaping and private amenity space.
Location: Development at, Severalls Hospital, Boxted Road, Colchester, CO4 5HG
Ward: Mile End
Officer: Alistair Day
Recommendation: Approval

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee because a legal agreement is required to link the proposed development to the outline planning approval for the redevelopment of the former Severalls Hospital site (ref 151401) and its associated legal agreement(s).

2.0 Synopsis

- 2.1 The key issues explored are land-use, the effect of the proposed development on the character and appearance of the surroundings, the impact on the special interest of the listed and locally listed buildings and whether the proposal represents sustainable development in terms of the National Planning Policy Framework (NPPF).

3.0 Site Description and Context

- 3.1 The former Severalls Hospital site was formerly characterised by the following key features:
- A central complex of vacant hospital buildings built to a broadly symmetrical echelon plan and surrounded by a kidney-shaped service path;
 - a series of detached villas scattered in the outer grounds, each of which is surrounded trees; and
 - large areas of informal parkland and woodland;
- 3.2 In 2016 reserved matters planning approval (ref 152733) was granted for the redevelopment of the Phase 2 of the former Severalls Hospital site (excluding the retained buildings). The retained buildings are:
- The Administration Building;
 - Larch House;
 - Part of the western section of the main Echelon Building; and
 - The water tower

- 3.3 The Administration Building is listed Grade II for its special architectural or historic interest. The water tower, Larch House and the echelon building constitute non-designated heritage assets – i.e. they are buildings of local significance. A large proportion of the trees within the Severalls Hospital grounds are protected by a tree preservation order.
- 3.4 The original access to the former hospital was from Boxted Road and will continue to serve the site. A new access on the east side of the site has been constructed and will provide the new housing, the primary school and the sites of the proposed community centre and mixed use area with direct access onto the A1341 Via the Urbis Romanae (VUR). Tower Lane, which runs along the northern boundary of the site, is a PRoW.
- 3.5 To the north of the Severalls Hospital site, between Tower Lane and United Way, is the David Lloyd Centre. To the south of the hospital site is the Northern Approach, which connects the VUR and Boxted Road. The VUR bisects the southern part of the former hospital parkland and now creates the eastern boundary of the main part of the former Severalls Hospital site; Boxted Road forms the west boundary of the former hospital site.

4.0 Description of the Proposal

- 4.1 The current application seeks planning permission for the conversion of three of the retained former Severalls Hospital buildings to residential use with car parking, landscaping and private amenity space. The following units of residential accommodation are proposed:
- Larch House: 1 x four bedroom and 1 x 3 bedroom units
 - Administration Building: 1 x 4 bedroom unit
 - Echelon Building: 10 x 3 bedroom units and 7 x 4 bedroom units

A concurrent listed building application has been submitted in respect of the alteration works to the Administration Building.

5.0 Land Use Allocation

- 5.1 The site is allocated for residential development reflecting the longstanding planning permission on the site.

6.0 Relevant Planning History

- 6.1 The relevant planning history for the former Severalls Hospital site is set out below:
- O/COL/01/1624 – outline planning permission approved for up to 1500 dwellings (including conversion of some retained hospital buildings), mixed uses including community and education facilities, retail, and public open space and associated highway infrastructure.
 - 100035 (approved March 2011): Variations to amend the pre-occupation triggers for the delivery of the Northern Approach Road.

- 100502 Reserved Matters for the delivery of 248 homes on Phase 1 was granted by the Council on 4 August 2011. Phase 1 is being developed by Crest Nicholson and construction has commenced.
- 112401 (approved March 2012): This approved an updated Masterplan
- 131221 (approved November 2013): Variation to condition 8a to increase the number of dwellings which can be occupied prior to completion of the Northern Approach Road from 75 to 125 dwellings.
- 151401 (approved November 2015): This sought to regularise a number of conditions and was supported by a deed of variation to the original agreement to allow inclusion of a financial contribution of £2m for the Busway.
- 152733 – (approved April 2016) Reserved matters application for Phase 2 of the former Severalls Hospital comprising 730 new-build residential dwellings, open space, landscaping, parking, access and associated infrastructure. The proposal also re endorsed the demolition of the majority of the existing hospital buildings
- 160147 Refurbishment of retained buildings (Larch House, Administration Building, Water Tower and part of the Echelon Building) to provide 20 residential units, car parking, landscaping and private amenity space.
- 173234 Full planning consent is sought for the refurbishment and change of use of the Water Tower to provide a single office, together with car parking and ancillary amenity space. Works to include a porch extension, alteration to fenestration, erection of maintenance balcony and privacy screen, and boundary enclosures.

6.2 Two further applications have been approved at the site.

101527 Full planning permission was granted for the erection of a child and adolescent mental health unit. The mental health unit falls within Phase 2 of the Severalls Hospital site adjacent to Boxted Road. The mental health unit is now operation.

A Regulation 3 application for education development was made to Essex County Council (CC ref. CC/COL/52/14 (CBC ref 146500)) on 28 November 2014 for the construction of a two-storey, two-form entry Primary School with associated hard and soft play space, vehicle access and parking, hard and soft landscaping, drainage, lighting and fencing. The application was approved by Essex County Council in April 2015. The School is currently under construction.

7.0 Principal Policies

7.1 Planning law requires that applications for planning permission are determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) must also be taken into account in planning decisions. The NPPF makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental.

7.2 Continuing the themes of the NPPF, the adopted Colchester Borough Core Strategy (adopted 2008, amended 2014) adds detail through local strategic policies. Particular to this application, the following policies are most relevant:

- SD1 - Sustainable Development Locations
- H1 - Housing Delivery
- H2 - Housing Density
- H3 - Housing Diversity
- UR1 - Regeneration Areas
- UR2 - Built Design and Character
- PR1 - Open Space
- PR2 - People-friendly Streets
- TA1 - Accessibility and Changing Travel Behaviour
- TA2 - Walking and Cycling
- TA3 - Public Transport
- TA4 - Roads and Traffic
- TA5 - Parking
- ENV1 - Environment
- ER1 - Energy, Resources, Waste, Water and Recycling

7.3 In addition, the following are relevant adopted Colchester Borough Development Policies (adopted 2010, amended 2014):

- DP1 Design and Amenity
- DP3 Planning Obligations and the Community Infrastructure Levy
- DP4 Community Facilities
- DP11 Flat Conversions
- DP12 Dwelling Standards
- DP13 Dwelling Alterations, Extensions and Replacement Dwellings
- DP14 Historic Environment Assets
- DP16 Private Amenity Space and Open Space Provision for New Residential Development
- DP17 Accessibility and Access
- DP19 Parking Standards
- DP20 Flood Risk and Management of Surface Water Drainage
- DP21 Nature Conservation and Protected Lanes
- DP25 Renewable Energy

7.4 Further to the above, the adopted Site Allocations (adopted 2010) policies set out below should also be taken into account in the decision making process:

- SA NGA1 Appropriate Uses within the North Growth Area

7.5 Submission Colchester Borough Local Plan 2017-2033

The Council is developing a new Local Plan that has been submitted to the Planning Inspectorate (October 2017). An Inspector has been appointed and the formal examination commenced in January 2018. The examination is ongoing.

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

1. (1) the stage of preparation of the emerging plan;

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

The Emerging Local Plan is at an advanced stage and may therefore be taken into consideration in the determination of this application. In the context of this application proposal there are no fundamental unresolved objections to the aforementioned policies in the emerging plan and it is considered, at this stage, that the relevant policies in the emerging Local Plan are consistent with the Framework. The Emerging Local Plan is, therefore, considered to carry some weight in the consideration of the application, but as it is yet to undergo examination, it is not considered to outweigh the material considerations assessed above in accordance with up-to-date planning policies and the NPPF.

7.6 The Myland and Braiswick Neighbourhood Plan is also part of the local plan and carries statutory weight..

7.7 Regard should also be given to the following adopted Supplementary Planning Guidance/Documents:

- Community Facilities
- Vehicle Parking Standards
- Open Space, Sport and Recreation
- The Essex Design Guide
- External Materials in New Developments
- Cycling Delivery Strategy
- Myland Village Design Statement

8.0 Consultations

Landscape Officer

8.1 The Landscape Officer has advised that the following revisions are required:

- the proposed landscape management plan should be amended to fully accord with standard design requirements (landscape guidance sheet LIS/C clause 6.1)
- details of the type & manufacturer's reference or detail illustrative drawings of all artefacts, enclosure and structures (including railings, walls, fences & bollards) needs to be clearly identified on the proposal drawing
- the proposed rear enclosure to the Echelon Building needs to be reconsidered in a more communal garden design, this to better complement the historic character of the landscape.
- the rear gardens to Larch House should be enclosed with brick walling in order to help protect public amenity.

In conclusion, taking into account all relevant considerations and for the reasons set out above, this application cannot currently be supported on landscape grounds.

Tree Officer

- 8.2 The Tree Officer has advised that he is in agreement with the information provided. The small amount of access pruning required will not be of significant detriment to the trees shown to be retained.

Urban Design Officer

- 8.3 The comments from the Urban Design Officer are summarised as follows:

Further information on the Admin Building demonstrates an appropriate response to the building. I am also happy to accept the view of the historic buildings officer on a number of other previously raised concerns for this and other retained properties. I do still however have some outstanding urban design priority concerns which I would object to unless addressed as follows or evidence is provided that the design principle has already been approved:

- The front facing private amenity space for Unit 4 of the Echelon will be treated as a highly screened rear space, i.e. a fundamental urban design flaw which would blight the visual appeal and clean legibility of the public green (kidney) corridor framed by building frontage. Furthermore this conflicts with secure by design thinking by reducing visibility of the public realm and leaving rear gardens vulnerable to unwanted access and damage. Notwithstanding this concern, I would be surprised if such a confined enclosed garden would appeal to the resident, i.e. rather than what I would instead suggest is a front spill-out space with front boundary treatment (not 1.8m fencing) and benefitting from views over the kidney corridor.
- The southern boundary wall to the Admin Building should be curved as in previously approved drawings in response to and positively emphasising the importance of the neighbouring feature tree designed to attractively landmark the north-south boulevard at its northern convergence with the east-west boulevard.

Archaeological Officer

- 8.4 The Archaeological Officer states that no material harm will be caused to the significance of below-ground archaeological remains by the proposed development. There will be no requirement for any archaeological investigation.

Environmental Protection (General)

- 8.5 Environmental Protection has no comment.

Highway Authority

- 8.6 The Highway Authority has advised that from a highway and transportation perspective they have no comments to make on the proposal

Local Lead Flood Authority (LLFA)

- 8.7 No comments received. The LLFA has advised on the previous application for the conversion of the retained buildings that this element of the Severalls development will not greatly increase impermeable areas within this part of the site and is therefore unlikely to have a significant impact on flood risk.

Historic England

- 8.8 Historic England do not wish to offer any comments and recommend that you seek the views of your specialist conservation and archaeological advisers, as relevant.

Anglian Water

- 8.9 The comments from Anglian Water can be summarised as follows:
- The foul drainage from this development is in the catchment of Colchester Water Recycling Centre that will have available capacity for these flows.
 - Development will lead to an unacceptable risk of flooding downstream. A drainage strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures. We request a condition requiring the drainage strategy covering the issue(s) to be agreed.
 - From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority.
 - The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Officer Comment:

Officers have subsequently been advised by email that the condition requested above is not considered necessary in the light of the wider drainage approval for the Severalls Hospital site.

Environmental Protection (Contamination)

- 8.10 Planning Statement, East Anglian Group, Ref. 008, Issue 01, dated March 2018, Appendix 7, Environmental/Contamination - Letter Report from RSK to Ian Newman, East Anglian Group, Ref. 29893/L01/bhw, dated 27/03/18 includes a specific risk assessment of these buildings references the previously submitted RMS and considers a clean capping system to be required in soft landscaped areas (450mm). Note that private gardens are not specifically discussed in this letter - it will be expected that all occupiers of private residential gardens will have access to the minimum of 600mm of clean cover soils, as detailed in the RSK Revised Remedial Plan for Area D1. Contamination resistant drinking water pipe is also recommended and a watching brief for any unexpected contamination encountered during the refurbishment works, also as identified in the RSK Revised Remedial Plan for Area D1. Consequently, should this application be approved, Environmental Protection would recommend inclusion of the following *non-standard conditions*:

In addition to the details reported above, the full text of all consultation responses is available to view on the Council's website.

9.0 Parish Council Response

- 9.1 The Parish Council have stated that they have "studied this application thoroughly and would support it".

10.0 Representations

- 10.1 None received

11.0 Parking Provision

- 11.1 See Paragraph 15.44-46

12.0 Open Space Provisions

- 12.1 See Paragraph 15.36-39

13.0 Air Quality

- 13.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

14.0 Development Team and Planning Obligations

- 14.1 This application is classed as a "Major" application and, as such, there was a requirement for it to be considered by the Development Team. The Development Team has been advised that this application is directly linked to the proposals approved under the outline planning application for the redevelopment of the Severalls Hospital site. For this reason, it was agreed that this application should be linked to the s106 agreement signed as a part of the Severalls Hospital outline planning approval.

15.0 Report

The Policy Context and Planning Background

- 15.1 It is a statutory requirement for a planning application to be determined in accordance with the development plan unless material considerations indicate otherwise. The Council has a suite of fully adopted Development Plan Documents, including a Core Strategy (CS), Site Allocations (SA) and Proposals Maps and Development Plan Policies (DPD). The Council has also adopted a Supplementary Planning Document in respect of the Severalls Hospital site.
- 15.2 The Council's CS provides the overarching policy direction for the local plan and for the delivery of development, infrastructure, facilities and services in Colchester to 2021 and 2023 for housing. Policies SD1 and H1 promote sustainable development and identify broad locations for growth. The application site forms part of the identified regeneration area in the Northern Growth Area. Other CS policies that are relevant to this application are: Policy UR2 which seeks to secure high quality and

inclusive design in new development and ENV1 which seeks to protect and enhance the Borough's natural and historic environment.

- 15.3 The policy approach to the North Growth Area, which includes the Severalls Hospital site, is subject to specific policies in the SA (policies NGA1 to NGA5). These reflect that the site has been a long term allocation for residential development.
- 15.4 The DPD provides more detailed planning policies and supports those of the CS. A total of 25 policies are set out addressing a variety of issues including sustainable development, protection of the historic environment, public realm, highways and ecology.
- 15.5 At the national level the NPPF supported by the Planning Practice Guidance is a material consideration. The NPPF reaffirms the requirement that planning applications should be determined in accordance with development plans, unless materials considerations indicate otherwise. The NPPF also states that where sites are allocated for housing they should be approved without delay.
- 15.6 Outline planning permission (O/COL/01/1624) was granted for the redevelopment of the former Severalls Hospital site on 21 March 2006. This application proposed up to 1500 dwellings (including conversion of some retained hospital buildings), mixed uses including community and education facilities, retail, public open space and associated highway infrastructure.
- 15.7 The outline planning permission has been formally varied a number of times, most recently in November 2015 when Members approved changes to selected outline planning conditions and the s106 agreement (ref 151401). Condition 4 of application 151401 requires Phase 2 of the Severalls Hospital development to accord with the approved 2011 Broadway Malayan Masterplan and Design Code.
- 15.8 The Masterplan identifies the buildings that are to be retained and key areas of landscape. The buildings identified for retention are:
- The Administration Building
 - The Water Tower
 - The Echelon wing to the west of the Kidney
 - Larch House; and
 - Airing Shelters in the airing courts

Key areas of landscape that are to be retained are:

- The external and internal air courts
- Myland Villa Gardens
- The part of the former cricket pitch to the south the main echelon building; and
- Two areas of woodland to the north of kidney

- 15.9 In December 2015 a reserved matters planning application was submitted pursuant to outline planning permission 151401 for 730 residential dwellings, open space, landscaping, parking, access. On 17 March 2016 the Planning Committee resolved to grant reserved matters planning approval subject to various conditions; this permission was issued on 28 April 2016. This permission is currently being implemented
- 15.10 In 2016 planning and listed building applications were submitted by the Severalls Consortium for the conversion and alteration of the retained buildings to create 20 units of residential accommodation. The planning application was approved subject to various conditions and the completion of a legal agreement to link the development back to the main Severalls legal agreement. The listed building was also approved.
- 15.11 In 173234, planning permission was granted for the conversion of the water tower to B1 office use. This permission is currently being implemented.

The Proposal

- 15.12 The current application seeks planning permission for the alteration and conversion of the Administration Building; Larch House; and the western section of the echelon wing to residential use. The proposal to convert these buildings to residential use accords with the land use planning policies for the Severalls Hospital site and the guidance set out in the approved 2011 Master Plan. Given this, there is not an objection in principle for the retained buildings being converted to residential use.

Heritage and Design

- 15.13 The Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (Listed Building Act) places a duty on the Local Planning Authority to pay special regard to the desirability of preserving listed buildings and their setting. CS Policy ENV1 states that the Borough Council will conserve and enhance Colchester's natural and historic environment. DPD DP14 states that development will not be permitted that will adversely affect a listed building, a conservation area, historic park or garden or important archaeological remains. CS Policy UR2 seeks to promote and secure high quality design. DPD DP1 sets out design criteria that new development must meet and include the requirement to respect the character of the site and enhancing its surroundings. Government guidance on the historic environment is set out in paragraphs 126 to 141 of the NPPF. Paragraph 133 deals with substantial harm to a designated heritage asset. Paragraph 134 deals with less than substantial harm. Harm in this category has to be weighed against the public benefits of the proposal.
- 15.14 The relevant heritage designations within the Severalls Hospital site are the grade II listed Administration Building. Section 66 of the Listed Building Act is engaged insofar as the Administration Building is concerned. Larch House, the former ward block and the former grounds of the Severalls Hospital site constitute non-designated heritage assets and also need to be considered in the light of the guidance set out in the NPPF.

- 15.15 The application seeks permission to convert the buildings to residential use. Listed building consent is also sought for the alteration of the Administration Building. The scope and impact of the proposed works to the retained buildings is discussed in further detail below:

Administration Building

- 15.16 The Administration Building makes a handsome architectural statement, announcing the former hospital. The front (north) elevation has a central entrance bay flanked by a five window bay range. These have multi-pane sashes and dominant 2-storey bow windows of 3 bays. A deep cornice follows the bows to the slightly advanced central entrance bay which has a prominent stone portal with a deep overhanging segmental arch canopy. Above the first floor windows is a deep stone segmental pediment with central clock behind. The rear of the building has a more utilitarian appearance. The List descriptions states that the interior includes plastered beamed ceilings, tall wood fireplaces, a wide stair framed by tall ionic columns with metal balusters in Art Nouveau style with a central dome to first floor with glazed oculus. The building has been vacant for many years and its condition has deteriorated over the years; this has been further exacerbated by vandalism and theft. Since acquiring the Administration Building, the new owner has undertaken essential repairs to the building and made the building wind and weather proof.
- 15.17 The Administration Building is set in front of flanking buildings and this, combined with its relationship with the original approach drive, means that it stands out as the principal building of the former asylum complex. These aspects, along with the now mature landscaping contribute positively to the building's setting.
- 15.18 It is proposed to convert the Administration Building to a single four bedroom dwelling. On the ground floor, the scheme retains the principal rooms in their existing form. The stairs and hall are shown retained and it is proposed to restore the central dome to first floor. At the first floor, the plan form and room proportions room are again retained insofar as practical. Partitions are proposed within the bedrooms to create en-suite bathrooms / dressing rooms. The design of the partitions will need to be carefully designed to ensure that the spatial qualities of the rooms are not adversely affected and it is recommended that they take the form of independent 'pods' that are set into the room.
- 15.19 A new rear extension is proposed (designed in a contemporary style) which will be attached to the existing modern flat roofed addition. The works will not involve the loss of historic fabric and the size, scale and design of the proposed extension are such that the proposal remains subordinate to the host building. It is also proposed to make good the rear elevation of the building where original linking corridors to the main hospital have been removed. Unfortunately the extent of scarring is such that it is not practical to repair the original brick; the decision has therefore been taken to clad the scared brickwork so that the works are clearly read as a 'modern' intervention.
- 15.20 To the north of the Administration Building the circular lawn is being retained as a part of the reserved matters planning approval. The original flanking structures either side of the Administration Building are to be replaced by new houses which have been positioned so as to retain the prominence of the listed building. The proposed rear garden to the Administration Building is shown enclosed in part by a 2.1m brick wall An

in / out vehicular access is proposed on the south boundary with a three bay garage built behind the wall. The comments made by the Urban Design Officer regarding desire for a curved wall to the 'public square' are noted. It is however considered that the current 'straight' wall be equally complementary to the setting of the public realm and by setting the alignment of the wall back from the original position, greater space will be provided for the proposed specimen trees, which is an important feature proposed for this part of the development. The applicant has also confirmed their willingness to erect a plaque in the wall to commemorate the centenary of the Great War and/or the history of Severalls.

- 15.21 A viable long-term use needs to be found for the Administration Building that is sympathetic to its special architectural and historic character. The proposal to convert the building into a single dwelling house is considered to provide an appropriate solution.

Larch House

- 15.22 Larch House is located in the north west corner of the "kidney route" and was originally built for Male Attendants. It is a three storey building designed in an Arts and Crafts style. At ground floor, the principal west facing elevation has a colonnade of stone columns creating a veranda above which are set multi pane sash windows. The rear elevation of the building is quite plain. The roof is covered in plain tiles and takes the form of a mansard roof with decorative (modified Dutch) gables. Internally the upper floors are divided into ten smaller rooms served off a central corridor and a staircase is located in the projecting bay at the west end. To the east of the main building is a single storey billiard room. Whilst the eclectic Arts and Craft design of Larch House is somewhat unusual in the Severalls context, it does nevertheless constitute a positive and locally distinctive feature of this site.
- 15.23 It is proposed to convert Larch House into one three bedroom dwelling and four bedroom dwelling. Externally the front elevation will remain virtually unaltered. On the rear elevation, it is proposed to adapt the window to the billiard room to provide a door, to reinstate roof lantern to this room and add bi-fold doors within a contemporary metal surround. The unsightly steel fire escape staircase that wraps around the side and rear elevations is also proposed for removal
- 15.24 It is considered that the proposed changes to Larch House are limited and would not materially affect its unusual design or its architectural integrity.

The Ward Block

- 15.25 The ward blocks are two storey in height and designed in Neo-Georgian style. The ward block feature bays on the southern elevation add to its character and visual interest. The rear elevations are more austere, with little variation to the repetitive fenestration pattern. The building is of heritage value as a typical example of an early twentieth century hospital building.

- 15.26 It is proposed to convert the former wards into 17 units, comprising ten x 3 bedroom dwellings and seven 4 bedroom units. The conversion of the ward blocks to dwellings is to be achieved by the internal vertical subdivision of the building and by following existing structural subdivisions where possible. On the (west) elevations overlooking the parkland, it is proposed to modify selected ground floor window openings to form the entrance doors for the new dwellings. Where new door openings are required, the doors are to be incorporated into existing window openings and that the upper part of the openings will be retained as a feature sash panel (fanlight). This will retain the proportions and rhythm of the elevation and will cause minimum disruption to the elevations. Features such as the existing veranda on the south elevation are also to be retained. To the rear of the building the ablution blocks and other rear ancillary structures are to be removed and walling made good. The existing roof lines, slopes, coverings soffits, fascia, and chimneystacks detailing and features are to be retained in their existing form. It is considered that the proposal to convert the buildings to residential use would not significantly harm the architectural or historic character of the ward blocks.
- 15.27 The majority of the buildings at the Severalls Hospital have been vacant since the closure of the hospital. The buildings have suffered from a lack of maintenance and vandalism. It is important that these buildings find an appropriate new use. The application proposes the conversion of the listed building and the locally listed buildings to residential use. It is considered that this constitutes an appropriate end use that will secure their long future. Paragraph 134 of NPPF advises that any harm to a heritage asset should be weighed against the public benefits of a proposal. In this instance the public benefits of increasing the supply of housing and securing their long-term future is considered to demonstrably outweigh any harm caused. Conditions are recommended to ensure materials and architectural detailing (new or replacement) are appropriate to the character of the buildings.
- 15.28 For the reasons given above, it is considered that the current application accords with Policies ENV 1 and DPD DP 14 and the NPPF objectives that seek to conserve heritage assets.

Residential Amenity

- 15.29 DPD DP1 states that all development must be designed to a high standard and avoid unacceptable impacts on amenity.
- 15.30 The buildings that are the subject of this application are located centrally within the grounds of the former hospital site and as such do not have any direct interaction with existing residential properties. The layout of the new housing proposed under reserved matters application 152733 was designed having due regard to the need to safeguard the private residential amenity of the new build housing and those formed through the conversion of the retained buildings. To safeguard the future amenity of adjacent residents (and to safeguard the historic character of the buildings), conditions have been recommended removing a range of permitted development rights.

- 15.31 The construction works associated with the conversion of the retained buildings has the potential to impact on the amenity of local residents. A condition has therefore been proposed requiring the development to be undertaken in accordance with submitted construction method statement.
- 15.32 For the reasons given above, it is considered that the proposed development would not have a significant adverse effect on the living conditions of the neighbouring residential properties. In view of this, the proposed development is not considered to conflict with DPD Policies DP1 or Paragraph 17 of the Framework insofar as they seek to secure a good standard of amenity for all occupants of land and buildings

Trees and Landscape

- 15.33 Policy ENV1 states that the Borough Council will conserve and enhance Colchester's natural and historic environment, countryside and coastline.
- 15.34 The Council's Tree Officer and Landscape Officer have been involved throughout the evolution of the design of this scheme (and that for the Severalls development as a whole) and their advice has been instrumental in shaping the landscape features that are to be preserved and enhanced. The Tree Officer has confirmed that he is content with the information contained in the arboricultural report. The comments made by the Council's Landscape Officer that the rear gardens to Larch House are enclosed with brick wall to help protect public amenity are noted. The scheme as currently proposed is intended to ensure that nearby trees are not adversely affected. It is accepted that it is normal practice to enclose side and/or rear gardens that front a public space by a brick wall. In this case, the need to provide a robust boundary enclosure needs to be balanced against the need to ensure that trees are not adversely affected by the development. A condition is there proposed to enable further discussion as regards to the most appropriate form of boundary treatment. The request made by the Landscape Officer that the proposed rear enclosure to the Echelon Building are amended to provide a more communal garden design is not considered appropriate. The nature of the space to the rear of these buildings will fundamentally change as result wider redevelopment proposals and it is considered important this development relates sympathetically to this layout rather than the original hospital layout. The applicant has also advised that communal gardens in a freehold vertically divided properties are not desirable and would adversely affect the commercial value of the properties rendering the project unviable. The scheme for the rear gardens of the echelon building as proposed is broadly considered acceptable subject to minor amendments to the type of boundary enclosures proposed.
- 15.35 It is considered that the repair and conversion of the retained buildings will have a positive impact on the setting of the former Severalls Hospital grounds. For this reason, It is considered that the proposed development would not have an unacceptable impact on the character and appearance of the surrounding area and would therefore not be at odds with the development plan policies DP1, ENV1 and the NPPF.

Public Open Space, Play Areas and Private Amenity Space

- 15.36 CS Policy PR1 states that the Council aims to provide a network of open spaces, and recreational opportunities that meet local community needs. DPD Policy DP16 sets down criterion (size of gardens) that should be provided within new residential developments. In addition to private amenity space, DP16 requires all new residential development to provide new public areas of accessible strategic or local open space.
- 15.37 With regard to private amenity space, the Administration Building and the two units proposed in Larch House have private gardens that are in excess of 100sqm, the minimum area required for a 4 bedroom + house. The Echelon Building, due to the constraints and configuration it built form, are provided with varied garden sizes. The majority of the units are provided with policy compliant garden sizes; however units nos. 9 and 14 (corner units) are provided with 36.7sqm and 22.5sqm respectively. Unfortunately is not possible to increase the size of these gardens without either significantly reducing the size of the adjacent gardens, creating overlooking issues and/or compromising the architectural integrity of the retained buildings. Unit 4 is provided with 77sqm; however this amenity space is provided to the front of the echelon building. The Council's Urban Design Officer objects to the enclosure of this space as it would create a lack of ground floor windows overlooking the adjacent public open space. The Urban Design Officer has been asked to provide advice as to how to resolve the treatment of this part of the building (which has been unsympathetically altered in the past) and provide appropriate private amenity space for this unit. At the time of writing this report, a response from the Urban Design Officer has not been received.
- 15.38 The public open space (parkland, woodland, play areas and allotments) for the Severalls Hospital development is being provided as a part of the reserved matters planning approval of this site. The various types of public open space are secured by the main Severalls Hospital s106 agreement.
- 15.39 It is considered that this development is acceptable in terms of the policy requirement for the provision of private amenity space, public open space and play and recreation provision.

Ecology and Biodiversity

- 15.40 CS Policy ENV1 states that the Borough Council will conserve and enhance Colchester's natural and historic environment. DPD Policy DP21 seeks to conserve or enhance biodiversity.
- 15.41 An extended habitat survey was included as a part of the outline planning application and ecology was a topic covered by the Environmental Statement. An updated ecological assessment and mitigation strategy was submitted with the reserved matters application (152733). It is clear from the ecological survey work that the site has high ecological significance in the local context.

- 15.42 An Ecological Mitigation and Management Strategy has been submitted in support of the current application and complements the ecological proposals for the wider Severalls site. The submitted strategy proposes seven void spaces within the retained buildings for bats. The report also recommends that two swift boxes and two sparrow nest boxes are provided on the Echelon building and two Deep Nest Boxes are provided on Larch House and/or the Administration Building. Bug boxes are also recommended. The submitted Strategy also sets out ongoing monitoring and management proposals.
- 15.43 Taken as whole, the Severalls Hospital development has the potential for the significant ecological and biodiversity enhancement of the site. The current planning application is considered to accord with CS ENV1, DPD Policies DP1 and DP21 and paragraph 118 of the Framework which requires planning application to conserve or enhance biodiversity interest.

Parking

- 15.44 Policy TA5 of the CS refers to parking and states that development proposals should manage parking to accord with the accessibility of the location and to ensure people friendly street environments. Policy DP19 states that the Council will refer developers to the Essex Planning Officers Association (EPOA) Vehicle Parking Standards. The adopted guidance states that for new dwellings of two or more bedrooms, two car parking spaces should generally be provided. In addition to this, visitor parking at a ratio of 0.25 spaces per unit is required. In terms of cycle parking, the Council's adopted guidance requires 1 secure covered space per dwelling.
- 15.45 The Administration Building is provided with three covered parking spaces, plus informal parking in the driveway and Larch house is provided with 2 spaces per unit. With regard to the echelon building, 14 units are provided with two spaces and three of the units are provided three spaces. Visitor parking is provided as a part of the wider redevelopment proposals for the Severalls Hospital site. Cycle parking is to be provided in accordance with the adopted standards, namely for houses without garages these will be located within a shed (with a garden accessible by a gate to the rear or side). The provision of cycle parking will need to be secured by a condition for those units that are not provided with garages.
- 15.46 The proposed parking provision is considered to accord with the requirements of Policy DP19 and the adopted parking standards.

Hydrology and Drainage

- 15.47 CS policy ENV1 sets out the strategic policy approach to safeguard people and property from the risk of flooding. ENV1 seeks to direct new development towards sites with the lowest risk from flooding and promotes the use of flood mitigation measures (SUDS) to help manage risk. DP20 supports development proposals that include flood mitigation/attenuation measures as well as flood resilience measures.

- 15.48 The issues of drainage and the potential for flood risk were fully considered as a part of the outline application and a Drainage Strategy for Phase 2 of the Severalls Hospital site was also submitted in support of the recently approved reserved matters application. The LLFA previously advised that the retained buildings will not greatly increase impermeable areas within the overall Severalls Hospital site and, as such, the proposal is not considered to have a significant impact on flood risk.
- 15.49 The submitted evidence indicates that the current proposal would not result in an increase in flood risk and, as such, the development will not conflict with the intentions of the development plan or the Framework in respect of flood risk

Contamination

- 15.50 Development Plan Policy DP1 requires all development to avoid unacceptable environmental impacts; part (vi) requires the appropriate remediation of contaminated land.
- 15.51 The desk top based contamination report accompanying this application concludes that there is potential for the site to contain contamination. The Council's Contamination Land Officer agrees with the conclusions of the submitted report and has recommended conditions to provide a framework for remediation works and validation.

Planning Obligations

- 15.52 Under normal circumstances, a development of the scale being proposed by this application would be expected to make contributions towards the provision of sports and recreation facilities, community facilities, affordable housing and education facilities. In this instance, the conversion of the retained hospital buildings form an integral part of the overall proposals for the redevelopment of the Severalls Hospital site and for which mitigation has been secured under the outline planning application and associated s106 agreement. In view of this, it is proposed to link this development to the obligations secured under the s106 agreement that was signed as a part of the outline planning approval 151401.

16.0 Conclusion

- 16.1 National policy requires planning to be genuinely plan-led. The proposal is considered to accord with the relevant policies contained in the Council's adopted development plan. The NPPF makes it plain that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 identifies three dimensions to sustainable development – economic, social and environmental. In respect of the first of these, the current proposal would provide economic benefits, for example in respect of employment during the construction phase. The social role of sustainable development is described as supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being. The proposal is considered to meet these objectives. In respect of the third dimension (environmental), the proposal will secure the long-term future of the listed and locally listed buildings. The proposals would cause some harm to these buildings but this harm would not be significant. There also is sufficient evidence to be confident that overall the development would not cause significant harm to ecology,

flood risk, noise pollution or have a severe impact upon the highway network; in terms of capacity or safety. Overall it is considered the positive environmental effects of the proposal would weigh in favour of this scheme.

- 16.2 In conclusion, it is considered that the benefits of the scheme significantly outweigh any adverse impacts and, as such, Members are recommended to resolve to grant planning permission and listed building consent subject to the conditions set out below and the an appropriate unilateral (s106) agreement be signed to link this development to the main Severalls Hospital agreement .

17.0 Recommendation

- 17.1 APPROVE subject to the signing of a legal agreement under Section 106 of the Town and Country Planning Act 1990 within six months from the date of the Committee meeting). In the event that the legal agreement is not signed within six months, to delegate authority to the Head of Policy and Corporate to refuse the application, or otherwise to be authorised to complete the agreement to provide the following:

- to link this application to the s106 agreement signed as a part of outline planning application for the redevelopment of the Severalls Hospital site (151401).

18.0 Conditions

Planning - 180940

1 ZAA - Time Limit for Full Permissions

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

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

2 ZAM - *Development to Accord With Approved Plans*

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers

- SH/17/F03C – Echelon Wing Elevations
- SH/17/F01E - Echelon Wing Ground Floor Plan
- SH/17/F023 - Echelon Wing Detail Sheet 1
- SH/17/ F024 – Echelon Wing Detail Sheet 2
- SH/17/F025 - Echelon Wing Detail Sheet 3
- SH/17/F026 - Echelon Wing Detail Sheet 4
- SH/17/F027A - Echelon Wing Detail Sheet 5
- SH/17/F028 - Echelon Wing Detail Sheet 6
- SH/17/F029 - Echelon Wing Detail Sheet 7
- SH/17/F030 - Echelon Wing Detail Sheet 8
- SH/17/F031A - Echelon Wing Detail Sheet 9
- SH/17/F032 - Echelon Wing Detail Sheet 10
- SH/17/F033 - Echelon Wing Detail Sheet 11
- SH/17/F034 - Echelon Wing Detail Sheet 12
- SH/17/F035 - Echelon Wing Detail Sheet 13
- SH/17/F10A - Larch House Elevations

- SH/17/F09A – Larch House Floor Plans
- SH/17/F19C – Larch House Detail
- SH/17/F08C – Administration Building Elevation
- SH/17/F07C – Administration Building Floor Plans
- SH/17/F020A – Administration Building Details Sheet 1
- SH/17/F022 – Administration Building Detail Sheet 3
- SH/17/021 – Administration Building Detail Sheet
- CSA/3583/102 – Proposed Landscaping Administration Building
- CSA/3583/101 – Proposed Landscaping Larch House
- CSA/3583/103 – Proposed Landscaping Echelon Building

Reason: For the avoidance of doubt as to the scope of this permission and in the interests of proper planning.

3 Non Standard Condition – Materials

No external facing or roofing materials shall be used in the construction of the development hereby permitted until precise details of the manufacturer, types, colours and detailing / specification 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: In order to ensure that suitable materials are used on the development and that the materials are appropriately detailed

4 Non Standard Condition - Additional Detail

Prior to the commencement of any works (excluding underground enabling works or works of repair) and notwithstanding the details submitted, additional drawings that show details of any proposed new windows, doors, eaves, verges, cills and arches 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 development shall thereafter be implemented in accordance with the approved additional drawings.

Reason: Insufficient detail has been submitted to ensure that the architectural detailing safeguards special character of the historic buildings.

5 Non Standard Condition – Existing trees to be retained

All existing trees shall be retained throughout the development construction phases, unless shown to be removed on the approved drawing and all trees on and immediately adjoining the site shall be protected from damage as a result of works on site in accordance with the Local Planning Authorities guidance notes and the relevant British Standard. All existing trees and hedgerows shall then be monitored and recorded for at least five years following contractual practical completion of the development. In the event that any trees and/or hedgerows die, are removed, destroyed, fail to thrive or are otherwise defective during such a period, they shall be replaced during the first planting season thereafter to specifications agreed, in writing, with the Local Planning Authority. Any tree works agreed to shall be carried out in accordance with BS 3998.

Reason: To safeguard the continuity of amenity afforded by existing trees.

6 Non Standard Condition – Tree works

The works to the Lime tree (T025) and Silver Birch (T026) shall be undertaken in accordance with the Tree Works Specification prepared by Hayden's Arboricultural Consultants letter dated 5 February 2017.

Reason: To safeguard the continuity of amenity afforded by existing trees

7 Non Standard Condition – Landscape works

Notwithstanding the details submitted, further details of all landscape works shall be submitted to and agreed, in writing, by the Local Planning Authority. The submitted landscape details shall include:

- Means of enclosure
- The interpretation panel
- Car Parking Layout and means of demarcation
- Hard Surfacing Materials
- Proposed and existing functional services above and below ground (e.g. drainage power communication cables pipelines etc indicating lines, manholes)
- Planting plans
- Written specification (including cultivation and other operations associated with plant and grass establishment)
- Schedule of plants, noting species plant sizes and proposed number / densities where appropriate
- Implementation timetables and monitoring programs

The agreed landscaping scheme shall be carried out prior to the occupation of any part of the development unless an alternative implementation programme is subsequently agreed, in writing, by the Local Planning Authority.

Reason: To ensure that there is a suitable landscape proposal to be implemented at the site for the enjoyment of future users and also to satisfactorily integrate the development within its surrounding context in the interest of visual amenity.

8. Non Standard Condition – Construction Method Statement

The development shall be implemented in accordance with the Construction Method Statement set out in Appendix 5 of the Planning Statement.

Reason: To ensure that the health and safety of future users of the site is not prejudiced and to protect the health and safety of local residents.

9. Non Standard Condition – Ecology Mitigation

Development shall be implemented in accordance with the drainage strategy as set out in the Planning Statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise the risk of flooding.

10 Non Standard Condition – Ecology Mitigation

The development shall be implemented in accordance with the details set out in the Ecology Mitigation and Management Strategy Refurbished building prepared by SES and dated 6 April 2018. The bat voids, bird boxes and bug boxes (as set out in the Strategy) shall be provided prior to the occupation of the relevant building(s) and monitoring and management of the ecological mitigation proposals shall be undertaken strictly in accordance with the details set out in the Strategy.

Reason: In the interest of safeguarding bats, which are a protected species.

11 Non Standard Condition – Refuse and Recycling Storage Facilities

Prior to the commencement of the development (excluding underground enabling works or works of repair) hereby permitted, details of the refuse and recycling storage facilities shall be submitted to and approved in writing, by the Local Planning Authority. The refuse and recycling facilities shall be provided in the approved form prior to the first occupation of the building that they are intended to serve and shall thereafter be retained to the satisfaction of the Local Planning Authority at all times.

Reason: To ensure that adequate facilities are provided for refuse and recycling storage and collection.

12. Non Standard Condition - Lighting

All lighting installed within the development hereby permitted (including resultant sky glow, light trespass, source intensity and building luminance) shall fully comply with the figures and advice specified in the Colchester Borough Council's External Artificial Lighting Planning Guidance Note for zone; EZ2 rural, small village or dark urban areas; and shall thereafter be retained and maintained in accordance with these guidelines.

Reason: To ensure adequate safeguarding of the amenity of nearby properties and prevent the undesirable, disruptive and disturbing effects of light pollution.

13 Non Standard Condition – Parking spaces

Prior to the first occupation of any dwelling, parking spaces that are intended to serve that dwelling (as shown on approved plans) shall be made available for use of the occupants of that dwelling and their visitors. The garages and/or parking spaces shall thereafter be used solely for the benefit of the occupants of that dwelling or their visitors for the parking of vehicles and for no other purpose

Reason: To ensure that there is adequate parking provision to avoid on-street parking of vehicles in the adjoining streets in the interests of highway safety.

14 Non Standard Condition – Cycle parking facilities

Prior to the commencement of the development, details of the number, location and design of cycle parking facilities shall be submitted to and approved, in writing, by the Local Planning Authority. The approved facilities shall be secure, convenient and covered and shall be provided prior to occupation and retained for that purpose at all times thereafter.

Reason: To ensure appropriate cycle parking is provided and in the interest creating a development that exploits opportunities for the use of sustainable transport modes for the movement people.

15 Non Standard Condition – Scheme of Travel Packs

No part of the development shall be occupied until a scheme of travel packs has been submitted to and approved in writing by the local planning authority. The travel plan shall thereafter be implemented in accordance with the approved details

Reason: To ensure that a development takes place which exploits opportunities for the use of sustainable transport modes for the movement of goods and people.

16 Non Standard Condition - Remediation

No works shall take place other than that required to carry out remediation. The approved remediation scheme, RSK '*Severalls Hospital - Area D1: Revised Remedial Action Plan*', Ref. 27753-D1-RAP(01), dated 9/02/18 (insofar as it relates to this application) and as referenced in the Planning Statement, East Anglian Group, Ref. 008, Issue 01, dated March 2018, Appendix 7, Environmental/Contamination - Letter Report from RSK to East Anglian Group, Ref. 29893/L01/bhw, dated 27/03/18, must be carried out in accordance with the details

approved. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification/validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

17 Non Standard Condition – Land contamination

In the event that unexpected land contamination is found at any time when carrying out works in relation to the development, it must be reported in writing immediately to the Local Planning Authority and all development shall cease immediately. Development shall not re-commence until such times as an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority, and where remediation is necessary, a remediation scheme has been submitted to and approved in writing by the Local Planning Authority. Development shall only re-commence thereafter following completion of measures identified in the approved remediation scheme, and the submission to and approval in writing of a verification report. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers'.

Reason: The site lies on or in the vicinity of a former hospital where there is the possibility of contamination.

18 Non Standard Condition – Signed Certificate

Prior to the first occupation of the development, the developer shall submit to the Local Planning Authority a signed certificate to confirm that the remediation works have been completed in accordance with the documents and plans detailed in Condition 16.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

19 Non Standard Condition – Alternative scheme to design and enclosure

Notwithstanding the details submitted an alternative scheme to the design and enclosure of the frontage to unit 4 of the Echelon Building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details

Reason In order to secure a satisfactory standard of development.

20. ZDC - Removal of PD for All Residential Extensions & Outbuildings

Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), no extensions, ancillary buildings or structures shall be erected unless otherwise subsequently approved, in writing, by the Local Planning Authority.

Reason: In the interest of protecting the setting of designated and non-designated heritage assets, in the interest of visual amenity and to ensure the development avoids an overdeveloped or cluttered appearance.

21. Non Standard Condition - Removal of PD for Open Plan Fences/Walls

Notwithstanding the provisions of Class A of Part 2 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), no fences, walls, gates or other means of enclosure, other than any shown on the approved drawings, shall be erected unless otherwise subsequently approved, in writing, by the Local Planning Authority.

Reason: In the interest of protecting the setting of designated and non-designated heritage assets, in the interest of visual amenity and to ensure the development avoids an overdeveloped or cluttered appearance.

22. ZDI - *Removal of PD for Windows Above Ground Floor Level*

Notwithstanding the provisions of Classes A, B and C of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), no windows, rooflights or other openings shall be installed above ground floor level unless otherwise approved, in writing, by the Local Planning Authority.

Reason: In the interest of protecting the setting of designated and non-designated heritage assets and in the interest of protecting the privacy of adjacent dwellings.

23 Non Standard Condition – No Satellite Dish

Notwithstanding the provisions of Class H of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), no satellite dish shall be erected on the buildings unless otherwise approved, in writing, by the Local Planning Authority.

Reason: In the interest of protecting the setting of designated and non-designated heritage assets and in the interest of protecting the privacy of adjacent dwellings.

24 Non Standard Condition – No microgeneration Solar PV or Solar Thermal Equipment

Notwithstanding the provisions of Part 14 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), no microgeneration solar PV or solar thermal equipment shall be erected on the buildings unless otherwise approved, in writing, by the Local Planning Authority.

Reason: In the interest of protecting the setting of designated and non-designated heritage assets and in the interest of protecting the privacy of adjacent dwellings

Listed building - 180941

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 - Materials

No external facing or roofing materials shall be used in the construction of the development hereby permitted until precise details of the manufacturer, types, colours and detailing / specification 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: In order to ensure that suitable materials are used on the development and that the materials are appropriately detailed.

4. Non Standard Condition - Additional Detail on Windows & Doors etc.

Prior to the commencement of any works (excluding those required by condition 3), additional drawings that show details of any proposed new windows, doors, eaves, verges, cills and arches 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 development shall thereafter be implemented in accordance with the approved additional drawings.

Reason: Reason: To protect the special character and architectural interest and integrity of the building in accordance with the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Non Standard Condition – Details of Partition

Prior to the commencement of any works, full details of the partition proposed to subdivide existing rooms (include their height) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the agreed details.

Reason: Insufficient information has been submitted to ensure that the proposed works do not have a detrimental impact on the special interest of this grade II listed building which includes the internal spatial quality of existing rooms.

19.0 Informatives

(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) All works affecting the highway should be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be made by initially telephoning 08456 037631.

(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. Please pay particular attention to these requirements.