



Application No: 160147/160148

Location: Former Severalls Hospital Site, Severalls Hospital, Boxted Road, Colchester, CO. 5HG

Scale (approx): 1:1250

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Case Officer: Alistair Day

MAJOR

Site: Severalls Hospital, Boxted Road, Colchester, CO4 5HG

Application No: 160147

Date Received: 22 January 2016

Agent: Mrs Lauren Dooley, Barton Willmore

Applicant: Mr Steve Read, Severalls Hospital Consortium

Development: 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.

Ward: Mile End

Summary of Recommendation: Conditional Approval subject to signing of Section 106 Agreement

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LISTED BUILDING CONSENT

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1.0 Reason for Referral to the Planning Committee

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

2.0 Synopsis

- 2.1 The key issues explored below are land-use, the effect of the proposed development on the character and appearance of the surroundings (including the Registered Park and Garden), 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 application site is located within the grounds of the former of Severalls Hospital which is 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 by mature trees; and
 - large areas of informal parkland and woodland;
- 3.2 The current application relates to the alteration and conversion of the buildings identified for retention on the Master Plan approved under outline planning application. The buildings identified for retention are:
- The Administration Building
 - The Water Tower;
 - Larch House;
 - Part of the western section of the main Echelon Building
- 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 but not statutorily listed. The grounds of the former hospital are designated as a Registered Park and Garden and a large proportion of the trees are protected by a tree preservation order.
- 3.4 The original access to the former hospital was from Boxted Road. A new access on the east side of the site has recently been constructed and will provide the new housing, the primary school (which is currently under construction) and the sites of the proposed community centre and mixed use area with direct access onto the A1341 Via 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 site of the recently approved David Lloyd Centre (now under construction). 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 undeveloped 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 submitted application seeks planning permission for the conversion 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: 2 x three bedroom units
- Water Tower: 1 x three bedroom unit
- Administration Building: 1 x 5 bedroom unit
- Echelon Building: 16 x 3 bedroom units

4.2 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.
- 1520733 – (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

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 operational.

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 must be 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 and sets out the Government's planning policies are to be applied. 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 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 confirmed that he does not wish to raise an objection to this application and recommends conditions are attached to secure the detailed landscape scheme should permission be granted for this development.

Tree Officer

- 8.2 The Tree Officer has confirmed that he is in broad agreement with the submitted Tree Survey and Arboricultural Assessment. No objection is raised to this application subject to appropriate conditions

Urban Design Officer

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

Larch House: Rather than bricking up the 2nd floor door opening on the east elevation, a feature window should be provided as this would better address and naturally police the nearby kidney corridor. The feature veranda and fore garden should not be obviously physically separated into plots, given the need to appreciate this key area in its open totality.

Echelon Building: The proposed addition of doors facing the kidney corridor is strongly supported as this will create a stronger relationship between the buildings and associated open space, and provide apt public access to homes for visitors etc, i.e. bearing in mind the rear will be taken up by private amenity space and car parking. However there is concern that the external door designs might not well relate to adjoining glazing, though this might be explored by way of condition.

Administration Building and Water Tower: No building design issues are raised in relation to these buildings.

Archaeological Officer

- 8.4 The Archaeological Officer has confirmed that he is satisfied that no additional below-ground archaeological investigation will be required for the refurbishment of the buildings.
- 8.5 In terms of the standing buildings, a Level 3 Historic Building Recording is recommended.

Environmental Protection (General)

- 8.6 Should planning permission be granted Environmental Protection would recommend that conditions are attached in relation to Light Pollution and the requirement to submit a Construction Method Statement

Environmental Protection (Contamination)

- 8.7 It is assumed that the Water Tower would have been associated with a boiler house/generators/engines etc., given the related chimney. This means that there is a potential for there to be associated contamination in the vicinity, due to uses and fuel storage/wastes. This could adversely impact on any garden/leisure use of the land, and possibly to the conversion itself. In addition, since the chimney is to be retained, there is the potential for this to be internally coated with harmful contaminants, and possibly to be lined with asbestos. Conditions are recommended to safeguard against the potential for contamination.

Highway Authority

- 8.8 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)

- 8.9 The LLFA has advised that this element of the Severalls development will not greatly increase impermeable areas within this part of the site therefore are unlikely to have a significant impact on flood risk. Therefore we will not be submitting comments for this element for this application.

Education Authority

- 8.10 Essex County Council has advised that they do not wish to seek any additional S106 Education contributions.

Natural England (NE)

- 8.11 NE notes that the proposed development is intrinsically linked to the development of the wider site, for which a parallel reserved matters application has been submitted. For this reason we have considered the impacts to bats alongside the reserved matters application, to ensure that the bat mitigation strategy for the whole site is ecologically coherent. NE's advice is limited to impacts to bats only, in view of the complexities arising, and to ensure a successful licence application in due course.
- 8.12 It is clear from the submitted information that surveys for bats are incomplete, and that further survey work is required in order to fully inform an assessment of impacts and the mitigation required. Whilst it is clearly preferable (and consistent with planning policy) for a planning decision to be informed by all necessary information, NE has been mindful of a number of factors which make a case for exceptional circumstances whereby the remaining programme of bat surveys is secured by a suitably worded planning condition.
- 8.13 NE has carefully considered the survey data currently available, the data gaps, and the proposed bat mitigation strategy. Overall, NE is satisfied that the mitigation proposed for impacts to bats is broadly adequate, and on the basis of the information available to us at this point, NE can confirm that a licence would in principle be granted for development (subject to detail). Furthermore, NE is satisfied that the mitigation proposed will be provided in-step with development impacts, such that there will be no net loss of bat roosting provision at any phase of development.
- 8.14 NE raise no objection to the application provided a condition is attached regarding the undertaking of bat roost surveys and a comprehensive bat mitigation strategy being prepared for each phase of the wider Severalls development.

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 this application and the attached designs will preserve and maintain the remaining iconic and listed buildings of the old Severalls Hospital. We are pleased to see that Myland heritage legacy will be preserved. However, MCC requests that any changes (however minor) to these plans are referred back to us for comment. We would also reiterate previous comments that the A134/VUR entrance be the sole one for construction traffic.

10.0 Representations

Victorian Society

- 10.1 The Victorian Society **object** to the application, which would cause substantial harm to the significance of the Grade II listed Registered Park and Garden and would deprive the site of buildings that are both capable and worthy of retention and reuse.
- 10.2 The Severalls Hospital site is listed Grade II on account of the quality of its verdant landscaped grounds and the distinguished character and appearance of its well preserved historic buildings. The retention of the administration building, a fragment of the echelon buildings, Larch House and the Water Tower is welcomed. However, their retention alone as part of a highly intensive redevelopment of the site would fail to preserve the significance of the Registered Park and Garden.
- 10.3 The scheme proposed for the redevelopment of the Severalls Hospital would entail such significant loss of important historic buildings, and such intrusive and over-intensive redevelopment of the wider site, as to cause substantial harm to the Grade II-listed Severalls Hospital Park and Garden. The designation of the listed park would surely be jeopardised by the redevelopment proposed.
- 10.4 Notwithstanding the approved masterplan, we would urge the Council to encourage the applicant to explore the retention of a greater portion of the distinctive echelon pavilion ranges and to reduce the number of new buildings.

Officer Comment:

Whilst this application has been submitted under listed building reference, the comments relate more to the recently approved reserved matters planning approval. The reserved matters application was in substantial conformity to the approved 2011 Master Plan. In approving the 2011 Master Plan, the Council accepted the principle of extensive building loss and the impact that this would have on the character and appearance of the Registered Park and Garden.

The full text of all of the representations received is available to view on the Council's website.

11.0 Parking Provision

- 11.1 See Paragraphs 15.47 to 15.49

12.0 Open Space Provisions

- 12.1 See Paragraphs 15.40 to 15.43

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 noted 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 up-to-date and 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 The Council's development plan is considered to be up-to-date and this has not been disputed by the applicant.
- 15.6 At the national level the NPPF published in 2012 supported by the Planning Practice Guidance initially published in 2014 is 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.

- 15.7 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.
- 15.8 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.
- 15.9 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
- 15.10 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.

The Proposal

- 15.11 The current application seeks planning permission for the alteration and conversion of the former hospital buildings identified for retention on the approved Master Plan, namely: the front Administration Building; the water tower; Larch House; and the western section of the echelon wing.
- 15.12 The proposal to convert the retained hospital 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(1) 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 and the Registered Historic Park and Garden designation, which the current application site forms part (also listed grade II). Section 66 of the Listed Building Act is clearly engaged insofar as the Administration Building is concerned. As a Registered Park and Garden, Severalls Hospital does not benefit from any statutory protection, but as an undesignated heritage asset it does fall to be considered under Section 12 of the NPPF. The water tower, Larch House and the former ward block 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 Design and Access Statement explains that the adopted design philosophy has been to retain the original character of the buildings and to remove unsympathetic additions. This approach is welcomed. 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 announcement to 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.

- 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 five bedroom dwelling. On the ground floor, the scheme retains the principal rooms in their existing form. New openings are proposed to connect the principal front and rear rooms on the west side. 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 generous room proportions room are again retained insofar as practical. Partitions are proposed within the bedrooms to create ensuite to the bedrooms. The design of the partition 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 The original submission proposed a flat roof second storey extension over the modern ground floor addition; the form of this extension was not considered to relate well to the historic building. The application has been amended omitting the proposed extension and now proposes to make good the existing rear extension.
- 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 existing flanking structures either side of the Administration Building are to be replaced by new houses and 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 1.8m brick wall and in part by a 1.8m brick wall and by a brick wall and railings. Given the scale of the Administration Building will appear very meagre and will not befit the setting of this grade II listed building. A condition is recommended that the rear garden is enclosed by a brick wall that has a minimum height of 2.1m. An in / out vehicular access is proposed on the south boundary (fronting the central square that is proposed as a part of the wider development proposals) with a three bay garage built behind the wall.
- 15.21 The Administration Building is in a poor condition. A viable solution needs to found that will both secure its long-term future and is sympathetic to its historic character. The proposal to convert the building into a single dwelling house is considered to provide an appropriate solution.

The Water Tower

- 15.22 The Water Tower is the most dominant building on the Severalls site due to its height (approximately 33m). It occupies a position to the west of the 'kidney route' and to the northeast of the retained echelon building.
- 15.23 The tower essentially has a square plan with buttresses at its four external angles. Abutting the east elevation is a massive brick flu stack for the boiler house. The former boiler house building is attached to the north and west faces of the tower. The lower storeys of the tower (up to about 9.5m) are constructed in a dark blue brick which is terminated by a large projecting stone cornice. Above the cornice, the tower is constructed in red brickwork. Three elevations of the tower (north, west and south)

have three large semi-circular headed windows. At the top of the tower around the housing for the water tank are balconies with metal railings. The recessed masonry faces at this level are rendered in pebble dash and have (on north, west and south elevations) Diocletian windows. The tower is capped by a pyramidal roof covered in clay tiles. Given the utilitarian function of the building, it is architecturally well detailed and was clearly designed to be seen and to form a local landmark. In essence, it is the townscape and historic continuity value of the tower as a local landmark that gives the water tower its significance, together with its pleasant, self-conscious design and detailing.

15.24 It is proposed to convert the water tower into a single dwelling using each floor level (in most cases) as a single principal room with a staircase inserted for vertical circulation. The Design and Access Statement explains that at balcony level a 'Winter Garden' room will be created and that the Diocletian windows and external balconies are to be retained. A condition is recommended in relation to the design detailing of the windows and balcony to ensure that significant harm is not caused by overlooking. It is proposed to use the large external chimneystack as a lift shaft. The Design and Access Statement explains that externally, the elevations of the water tower will remain remarkably unchanged. The only changes (aside from the removal of abutting ground floor structures), will be in the form of additional window or door openings, inserted at the entry level to allow access. A condition is recommended regarding the making good of the elevation exposed following the demolition of the boiler house.

15.25 The proposal to convert the water tower into a single dwelling house will retain the building's essential character. The approved layout for the reserved matters application also places the Water tower at the axis point of main boulevard and this will serve to accentuate the landmark role of the water tower and emphasises its uniqueness on the site.

Larch House

15.26 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.

15.27 It is proposed to convert Larch House into two, three bedroom dwellings. Externally the front elevation will remain virtually unaltered. There will be minimal changes to the rear of the building and involve modest changes to openings and the removal of the unsightly steel fire escape staircase that wraps around the side and rear elevations. It is also proposed to reinstate roof lantern to the former billiard room.

15.28 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

- 15.29 The ward blocks are two storey in height and designed in Neo-Georgian style. The ward block feature bays on the southern elevation, which adds 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 and the contribution that it makes towards the setting of the historic park and garden.
- 15.30 It is proposed to convert the former wards into 16, three bedroom dwellings. 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 Design and Access Statement explains that 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 leave disruption to the elevations to an absolute minimum. Features such as the existing veranda on the south elevation are also to be retained; the modern brick addition to the ward block is to be removed and the walling made good. To the rear of the building the ablution blocks and other rear ancillary structures are to be removed and walling made good. The Design and Access Statement explains that, in order to ensure that the repair works are seamless, it is proposed to use materials salvaged from demolished echelon wings; it is recommended that this is conditioned. The existing roof lines, slopes, coverings soffits, fascias, 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.
- 15.31 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 and are now in a poor condition. If their decay is not arrested, the rate of deterioration will start to rapidly increase. It is therefore 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 (which in turn will have a positive effect on the setting of the historic park and garden) 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. Officers are however mindful that it is likely to be several years before the conversion works start (due to construction programming of the main development proposal for the Severalls Hospital site) and, for this reason, it is recommended that there is a condition that requires that the buildings are made secure and wind and weather proof within three months of the date of this approval.
- 15.32 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

- 15.33 DPD DP1 states that all development must be designed to a high standard and avoid unacceptable impacts on amenity.
- 15.34 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.
- 15.35 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 approval of a construction method statement.
- 15.36 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

- 15.37 Policy ENV1 states that the Borough Council will conserve and enhance Colchester's natural and historic environment, countryside and coastline.
- 15.38 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 site boundary for this application has been drawn relatively tightly around the retained buildings and, as such, the main landscape features of the Severalls Hospital site are located outside the site boundary for this application. Conditions are recommended requiring the submission of a detailed landscape scheme and for the protection of trees (adjacent to the site).
- 15.39 It is considered that the repair and conversion of the retained buildings will have a positive impact on the setting of the historic park and garden. 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. It therefore represents sustainable development.

Public Open Space, Play Areas and Private Amenity Space

- 15.40 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.
- 15.41 With regard to private amenity space, it is stated on the submitted drawings that the Administration Building (4 bed unit) is provided with 424sqm of private amenity space and the two three bedroom units proposed in Larch House will be provided with 106sqm and 97sqm of private amenity space. The Water Tower, which will create a unique residential property, will be provided with a 60.7sqm garden and a separate storage building. The Design and Access Statement explains that a further 64.2sqm amenity space will be created in the form of a "winter garden" room at balcony level. For the purposes of DP16, this internal space is not considered to constitute private amenity space, albeit the room will provide future occupiers with spectacular views. Given the unique nature of the water tower, and the fact that future occupiers will have access to significant areas of parkland that are being provided as a part of the wider Severalls Hospital development, it is not considered that the 'reduced' private amenity space area constitutes a sufficient reason for refusal. The ward blocks, due to the constraints and configuration of their plan layout are provided with either private garden or shared communal gardens. Overall the converted ward blocks are provided with 2006sqm of private amenity (communal) space, which is compliant with the adopted private amenity space standards. .
- 15.42 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.
- 15.43 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

- 15.44 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.
- 15.45 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) and a copy of this report has been submitted in support of the current proposal. Natural England has advised that the surveys for bats are incomplete, and that further survey work is required to fully inform an assessment of impacts and the mitigation required. Whilst it is preferable (and consistent with planning policy) for a planning decision to be informed by all necessary information it is considered that there are a number of factors in this instance that make a case for 'exceptional circumstances' and on this basis it has been agreed with Natural England

that the required additional programme of bat survey work can be secured by a suitably worded planning condition.

- 15.46 It is clear from the ecological survey work that the site has high ecological significance in the local context. To ensure that a coherent mitigation strategy is developed for the Severalls Hospital site it is important to ensure that the ecological mitigation strategy is considered as alongside those proposed for the reserved matters application. Taken as whole, the Severalls Hospital development has the potential for the significant ecological and biodiversity enhancement of the site. Given this, 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

- 15.47 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.
- 15.48 The Administration Building is provided with three garaged parking spaces; the remainder of the proposed with residential units are provided with two allocated parking spaces in private parking courts. Visitor parking is provided as a part of the wider redevelopment proposals for the Severalls Hospital site. The provision of cycle parking will need to be secured by a condition for those units that are not provided with garages.
- 15.49 The proposed parking provision is considered to accord with the requirements of Policy DP19 and the adopted parking standards.

Hydrology and Drainage

- 15.50 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.
- 15.51 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 has 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.
- 15.52 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

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

Planning Obligations

- 15.55 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 and offset by the public benefits identified. The proposal would have a positive impact on the setting of the Registered Park and Garden. There also is sufficient evidence to be confident that overall the development would not cause significant harm to flood risk, noise pollution or have a severe impact upon the highway network; in terms of capacity or safety. In terms of ecology, additional survey information is required and a mitigation and enhancement strategy needs to be submitted. This aspect weighs against the proposal; however officer are of mindful of the ecological benefits that will be secured as a part of the redevelopment of Phase 2 of the Severalls Hospital site. 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 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 Commercial Services 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 160147

1 - 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 - *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:

3412-A-0112 WATER TOWER FLOOR PLANS AS PROPOSED

3412-A-0113 WATER TOWER ELEVATIONS & SECTION AS

3412-A-0114 WATER TOWER ELEVATIONS AS PROPOSED

3412-A-0105 Larch House Floor Plans as Proposed

3412-0311 Echelon Building Ground Floor Plans as Proposed 1-6 (received on 08/03/2016)

3412-0321 Echelon Building Ground Floor Plans as Proposed 7-11 (received on 08/03/2016)

3412-0331 Echelon Building Ground Floor Plans as Proposed 12-16 (received on 08/03/2016)

3412-0312 Echelon Building First Floor Plans as Proposed 1 -6 (received on 08/03/2016)

3412-0322 Echelon Building First Floor Plans as Proposed 7-11 (received on 08/03/2016)

3412-0332 Echelon Building First Floor Plans as Proposed 12-16 (received on 08/03/2016)

3412-0310 Echelon Building Proposed Elevations 1-6

3412-0320 Echelon Building Proposed Elevations 7-11

3412-0330 Echelon Building Proposed Elevations 12-16

3412-A-0302 P01 ADMIN BUILDING AS PROPOSED (received on 21/06/2016)

3412-A-0303 P01 ADMIN BUILDING FLOOR PLANS AS PROPOSED (received on 21/06/2016)

3412-A-0340 P01 ADMIN BLOCK GARAGE PLANS & ELEVATION 3412-KLH-0115 PO2
Allocated parking, bin collection points (and water tower storage)

CSA/2753/112 A Larch House Landscape Strategy

CSA/2753/111 A Echelon Building Landscape Strategy CSA/2753/110 B Former Admin Building Landscape Strategy

CSA/2753/113 Water Tower Landscape Strategy

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

3 - Non-Standard Condition/Reason

Within one month of the date of this permission, a Schedule of Works required to ensure the proper preservation of the buildings that are the subject of this application (including making them wind and weathertight and secure from unauthorised entry) shall be submitted to and approved in writing by the Local Planning Authority. The approved Schedule of Works shall be implemented within three months of the date of its approval. Following the completion of the approved Schedule of Works, the retained buildings shall thereafter be inspected annually (starting from the August 2017) and a Condition Report (outlining any required maintenance or repair works for the preservation of the retained buildings) shall be submitted to and approved in writing by the Local Planning Authority. Any repair or maintenance works identified in the annual Condition Report shall be undertaken within one month of its approval by the Local Planning Authority

Reason: The retained buildings (which comprise one designated heritage asset and three non-designated heritage assets) are at immediate risk of deterioration and unauthorised entry making the buildings vulnerable to vandalism.

4 – Non Standard Condition

Prior to the commencement of any works, an appropriate programme of building recording (including architectural/historical analysis) shall be carried out in respect of the buildings concerned. This record shall be carried out by an archaeologist or building recorder, or an organisation with acknowledged experience in the recording of standing buildings who shall have previously been agreed, in writing, by the Local Planning Authority. The recording shall be carried out in accordance with a written specification, and presented in a form and to a timetable, which has previously been agreed, in writing, with the Local Planning Authority.

Reason: To secure the proper recording of the retained buildings (which comprise one designated heritage asset and three non-designated heritage assets).

5 – Non Standard condition

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 heritage assets.

6 - Non-Standard Condition/Reason

Prior to the commencement of any works (with the exception of the work required by condition 3), a schedule of works required to bring the buildings into full repair shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with approved schedule of works.

Reason: To safeguard the architectural and historic character of the retained buildings (which comprise one designated heritage asset and three non-designated heritage assets) and to ensure that the buildings continue to make a positive contribution to the setting of the Registered Historic Park and Garden following their refurbishment.

7 -Non-Standard Condition/Reason

The external materials required for the repair and/or the extension of the buildings shall match the existing and shall be sourced from those hospital buildings that are to be demolished as a part of the wider redevelopment of the Severalls Hospital site. Within three months of the date of this permission, a scheme shall be submitted for the reclamation and safe storage of the materials and the reclaimed materials shall be stored in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the repair and extensions works are carried out in accordance with the details submitted and to preserve the architectural character of the historic buildings and the setting of the Registered Park and Garden.

8 - Non-Standard Condition/Reason

Prior to the commencement of any works (excluding those works required by condition 3), and notwithstanding the details submitted, additional drawings that show details of any proposed new windows (including roof lanterns), 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 and the setting of the Registered Park and Garden.

9 - Non-Standard Condition/Reason

Notwithstanding the detail submitted, additional drawings of the windows (above the first floor level) and balcony above first floor level in the Water Tower shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work on this building (excluding those works required by condition 3 and/or condition 10). The additional details shall demonstrate that no undue overlooking of private area of residential properties is created by this development.

Reason: In the interest of safeguarding the privacy of residential properties that will immediately surround the water tower.

10 - Non-Standard Condition/Reason

Within one month of the boiler house and associated structures that abut the Water Tower being removed, a Scheme of Repair for the making good of the exposed and adjacent walling shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented within three months of the date of approval unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the architectural character of the Water Tower, a locally listed building and the setting of the Registered Park and Garden.

11 - Non-Standard Condition/Reason

Prior to the removal of the existing structures that are attached to or abut the Administration Building, Larch House or the former ward blocks, a scheme for the making good of the adjoining surfaces which have been disturbed by the removal of existing structures and securing the relevant buildings shall be submitted to and approved in writing by the Local Planning Authority. The scheme of repair shall be implemented within one month from the date of the removal of the existing structures unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the architectural and historic character of the Administration Building, Larch House and the former ward blocks, the setting of the Registered Park and Garden and to ensure that the buildings are maintained in a wind and weather proof condition and are secure from unauthorised entry.

12 - Non-Standard Condition/Reason

All existing trees shall be retained throughout the development construction phases (unless shown to be removed on the approved drawings) 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 Tree Protections measures and recommendations set out in Tree Survey, Arboricultural Implication Assessment and Arboricultural Method Statement submitted by Hayden's Arboricultural Consultants dated 24/02/2016 Revision: C. All existing trees shall be monitored and recorded for at least five years following contractual practical completion of the development. In the event that any of the retained trees die, are removed, 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..

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

13 - *Full Landscape Proposals TBA

Notwithstanding the details, no works shall take place until (other than required by conditions 3, 10 or 11) full details of all landscape works have been submitted to and agreed, in writing, by the Local Planning Authority and the works 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. The submitted landscape details shall include:

- PROPOSED FINISHED LEVELS OR CONTOURS;
- MEANS OF ENCLOSURE (including that to the rear garden area of the Administration Building which shall be a minimum of 2.1m in height);
- CAR PARKING LAYOUTS;
- OTHER VEHICLE AND PEDESTRIAN ACCESS AND CIRCULATION AREAS;
- HARD SURFACING MATERIALS;

- MINOR ARTEFACTS AND STRUCTURES (E.G. FURNITURE, PLAY EQUIPMENT, REFUSE OR OTHER STORAGE UNITS, SIGNS, LIGHTING ETC.);
- PROPOSED AND EXISTING FUNCTIONAL SERVICES ABOVE AND BELOW GROUND (E.G. DRAINAGE POWER, COMMUNICATIONS CABLES, PIPELINES ETC. INDICATING LINES, MANHOLES, SUPPORTS ETC.);
- RETAINED HISTORIC LANDSCAPE FEATURES;
- PROPOSALS FOR RESTORATION;
- PLANTING PLANS;
- WRITTEN SPECIFICATIONS (INCLUDING CULTIVATION AND OTHER OPERATIONS ASSOCIATED WITH PLANT AND GRASS ESTABLISHMENT);
- SCHEDULES OF PLANTS, NOTING SPECIES, PLANT SIZES AND PROPOSED NUMBERS/DENSITIES WHERE APPROPRIATE; AND
- IMPLEMENTATION TIMETABLES AND MONITORING PROGRAMS

A landscape management plan including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas other than small, privately owned, domestic gardens (but including communal gardens).

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.

14 - Non-Standard Condition/Reason

If within a period of five years from the date of the planting of any tree or plant proposed under condition 13 (including a replacement tree or plant) is removed, uprooted or destroyed or dies or becomes seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless otherwise agreed in writing by the Local Planning. The tree or plant shall be planted within 3 months of felling/dying or if this period does not fall within the planting season (November to March) by 31 January in the next planting season.

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.

15 - Non-Standard Condition/Reason

No works shall take place until a bat mitigation strategy and management plan (that shall be informed by an up- to- date bat survey) has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and the bat mitigation strategy shall be carried out within six months of its approval unless otherwise agreed in writing by the Local Planning Authority.

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

16 - Non-Standard Condition/Reason

Development shall not commence until details of the proposed means of foul and surface water drainage, including details of the maintenance and management of any sustainable drainage system (SuDS), have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until drainage works have been constructed in accordance with the approved details.

Reason: To minimise the risk of flooding.

17 - Non-Standard Condition/Reason

Development shall not commence until details of the proposed means of foul and surface water drainage, including details of the maintenance and management of any sustainable drainage system (SuDS), have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until drainage works have been constructed in accordance with the approved details.

Reason: To minimise the risk of flooding.

18 - Non-Standard Condition/Reason

Prior to the first occupation of the development hereby permitted, details of the management company responsible for the maintenance of communal storage areas (including bin collection points) and for their maintenance of such areas shall be submitted to and agreed in writing by the Local Planning Authority. Such detail as shall have been agreed shall thereafter continue.

Reason: The application contains insufficient information to ensure that the communal storage areas will be maintained to a satisfactory condition and to avoid potential adverse impacts on the quality of the surrounding environment.

19 - Contaminated Land Part 1 of 4 (Site Characterisation)

No works shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval, in writing, of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination, including contamination by soil gas and asbestos;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;

- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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: 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

20 - Contaminated Land Part 2 of 4 (Submission of Remediation Scheme)

No works shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared and then submitted to and agreed, in writing, by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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

21 - Contaminated Land Pt. 3 of 4 (Implementation of Approved Remediation)

No works shall take place other than that required to carry out remediation, the approved remediation scheme 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

22 - Contaminated Land Part 4 of 4 (Reporting of Unexpected Contamination)

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 19, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 20, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 21.

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

23 - Non-Standard Condition/Reason

No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. access arrangements to and from the site by construction traffic
- iv. hours of operation
- v. storage of plant and materials used in constructing the development
- vi. the erection and maintenance of security hoarding
- vii. wheel washing facilities
- viii. measures to control the emission of dust and dirt during construction and/or demolition works and the transit of materials to / from the site
- ix. a scheme for recycling/disposing of waste resulting from demolition and construction works

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.

24 - Non-Standard Condition/Reason

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.

25 - Non-Standard Condition/Reason

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.

26 - Non-Standard Condition/Reason

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.

27 - Non-Standard Condition/Reason

Prior to the occupation of the water tower, the storage unit shown on drawing no. 3412-KLH-0115 P02 shall be fitted with a secure cycle storage device, which shall previously been agreed in writing by the Local Planning Authority and made available for the exclusive use of the occupier of the water tower. The cycle storage device shall be implemented as agreed prior to the occupation of the water tower and thereafter retained in the approved form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that that the occupiers of the water tower are provided with adequate facilities for the storage of refuse and recycling.

28 - 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) (England) 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 visual amenity and to ensure the development avoids an overdeveloped or cluttered appearance.

29 - Non-Standard Condition/Reason

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.

30 - *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.

31 - Non-Standard Condition/Reason

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.

32 - Non-Standard Condition/Reason

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.

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.

(3) **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.

Listed Building 160148

1 - 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 - 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/Reason

Within one month of the date of this consent, a Schedule of Works required to ensure the proper preservation of the Administration Building (including making them wind and weathertight and secure from unauthorised entry) shall be submitted to and approved in writing by the Local Planning Authority. The approved Schedule of Works shall be implemented within three months of the date of its approval. Following the completion of the approved Schedule of Works, the retained buildings shall thereafter be inspected annually (starting from the August 2017) and a Condition Report (outlining any required maintenance or repair works for the preservation of the retained buildings) shall be submitted to and approved in writing by the Local Planning Authority. Any repair or maintenance works identified in the annual Condition Report shall be undertaken within one month of its approval by the Local Planning Authority.

Reason: The Administration Building is at immediate risk of deterioration and unauthorised entry making the buildings vulnerable to vandalism.

4 - Building Recording

Prior to the commencement of any works, an appropriate programme of building recording (including architectural/historical analysis) has been carried out in respect of the building concerned. This record shall be carried out by an archaeologist or building recorder, or an organisation with acknowledged experience in the recording of standing buildings who shall have previously been agreed, in writing, by the Local Planning Authority. The recording shall be carried out in accordance with a written specification, and presented in a form and to a timetable, which has previously been agreed, in writing, with the Local Planning Authority.

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

5 - 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.

6 - Non-Standard Condition/Reason

Prior to the commencement of any works (with the exception of the works required by condition 3), a full schedule of repair works relating to both the interior and exterior of this building shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with agreed details.

Reason: To safeguard the architectural and historic character of the Administration Building and to ensure that the buildings continue to make a positive contribution to the setting of the registered historic park and garden following their refurbishment.

7 - Non-Standard Condition/Reason

Materials required for the repair and making good of the buildings shall match the existing and shall be sourced from reclaimed materials from the former hospital buildings that are to be demolished as a part of the wider redevelopment of the Severalls Hospital site.

Reason: In order to preserve the architectural character of the historic buildings and the setting of the Registered Park and Garden.

8 - Non-Standard Condition/Reason

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: 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.

9 - Non-Standard Condition/Reason

Prior to the removal of the existing structures that are attached to or abut the Administration Building removed, a Scheme of Repair for the making good of the exposed and adjacent walling shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented within three months of the date that the Scheme of Repair is approved by the Local Planning Authority.

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.

10 - Non-Standard Condition/Reason

Prior to the commencement of any works (excluding those required by condition 3), 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.

(3) 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.

20.0 Positivity Statement

- 20.1 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.