

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

11th December 2023

Application No:	HPK/2023/0064 HPK/2023/0065 (LBC)		
Location	The Artisan Quarter, Buxton		
Proposal	Resubmission of approval HPK/2017/0232 for proposed conversion of former White Lion Public House (now known as the Artisan Quarter) and associated outbuildings to form 13 apartments. Listed Building Consent – Resubmission of approval HPK/2017/0233 for proposed conversion of former White Lion Public House (now known as the Artisan Quarter) and associated outbuildings to form 13 apartments.		
Applicant	Mr J, Baigent		
Agent	AJS Architecture		
Parish/ward	Buxton Central Ward	Date registered	13 th February 2023
If you have a question about this report please contact: Rachel Robinson rachel.robinson@highpeak.gov.uk			

1. REFERRAL

1.1 This application has been brought before the Development Control Committee because the application is a small scale major residential scheme.

2. SUMMARY OF RECOMMENDATION

APPROVE PLANNING AND LBC subject to no objection from the LLFA & recommended conditions.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

3.1 The scheme proposals relate to the Grade II listed former White Lion Hotel, which has been redundant for some time. The building is of an overall 4-storey scale with associated outbuildings and external space to the rear. The listing describes the structure as a public house and is thought to be of 16th century origin in parts. The later 18th and early 19th century features have developed in a piecemeal fashion over time. It lies within an area of archaeological interest covering the historic core of Buxton falling within the wider Buxton Conservation Area and Buxton town centre. The building is located to the south 'rear' of units 70 to 82 Spring Gardens. It is bound by Holker Road to the east and Holker Avenue to the south. Land levels notably rise from the site's frontage 'north' in the direction of Holker Avenue to the south 'rear' of the site. To the west, the

property adjoins the access to Victoria Place, via Holker Avenue. A retaining wall separates the rear of the site from Holker Avenue, which rises in level in a 'westwards' direction towards Victoria Place. A further retaining wall defines the rear 'western boundary of the stable block, which sits below the street level of the access to Victoria Place.

- 3.2 Site constraints include: Buxton Protection Area, the Buxton Conservation Area (Article 4 Direction), area of archaeological interest, built up area boundary; source protection, smoke zone and radon potential.

4. DESCRIPTION OF THE PROPOSAL

- 4.1 The proposal is for the conversion of the former White Lion PH and its associated outbuildings to provide 13 apartments. The applications seek both full planning permission for the change of use and listed building consent for repair and refurbishment works to create 9 x one-bed and 4 x two-bed apartments within the former public house building and its associated outbuildings.
- 4.2 A number of internal alterations are proposed including the removal of staircases, the removal and replacement of floors and a significant level of sub-division. External alterations mainly relate to the replacement of existing windows, the demolition of a lean-to extension attached to the main building and a small outbuilding to the rear. The alterations to the outbuildings include the raising of the roof height and insertion of roof lights.
- 4.3 A refuse storage area would be sited within the external area to the rear of the building. Car parking spaces have been omitted from the scheme.
- 4.4 The application, the details attached to it, including the plans and the responses of the consultees can be found on the Council's website at:

HPK/2023/0064:

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=259730>

HPK/2023/0065 (LBC):

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=259731>

5. RELEVANT PLANNING HISTORY

- 5.1 HPK/2017/0232 - Proposed conversion of former White Lion Public House (now known as the Artisan Quarter) and associated outbuildings to form 13 apartments APPROVED 13/03/2018

5.2 HPK/2017/02330232 – Listed Building consent for proposed conversion of former White Lion Public House (now known as the Artisan Quarter) and associated outbuildings to form 13 apartments APPROVED 13/03/2018

6. PLANNING POLICIES RELEVANT TO THE DECISION

High Peak Local Plan 2016

Policy S1	Sustainable Development Principles
Policy S1a	Presumption in Favour of Sustainable Development
Policy S2	Settlement Hierarchy
Policy S3	Strategic Housing Development
Policy S7	Buxton Sub-area Strategy
Policy EQ1	Climate Change
Policy EQ5	Biodiversity
Policy EQ6	Design and Place Making
Policy EQ7	Built and Historic Environment
Policy EQ10	Pollution Control and Unstable Land
Policy EQ11	Flood Risk Management
Policy H1	Location of Housing Development
Policy H3	New Housing Development
Policy H4	Affordable Housing
Policy CF3	Local Infrastructure Provision
Policy CF6	Accessibility and Transport
Policy CF7	Planning Obligations and Community Infrastructure Levy

Buxton Conservation Areas Character Appraisal 2007

National Planning Policy Framework 2021

Section 2- Achieving Sustainable Development

Section 5 – Delivering a sufficient supply of homes

Section 12 – Achieving well-designed places

Section 16 – Conserving and enhancing the historic environment

National Planning Policy Guidance

7. CONSULTATIONS CARRIED OUT

Site notice	Expired (13 th April 2023)
Neighbour letters	Expiry date for comments: 30 th March 2023
Press Notice	Expiry date for comments: 30 th March 2023

Public comments

No public representations have been received

Consultee	Comment	Officer response
Historic England	No comments to make.	Refer to the heritage section of the main report.
<p>In detail:</p> <p>Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at https://historicengland.org.uk/advice/find/ It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.</p>		
DCC Archaeologist	The applicants should commission an historic building appraisal of the former public house and its associated barns. This should assess the significance of the heritage assets and the impact of the proposed works upon them. The report should be produced by a suitably qualified heritage professional (IHBC/CIfA). The application should not be determined until the results of the buildings appraisal are available to inform the sensitive refurbishment of the buildings.	Refer to the heritage section of the main report.
<p>In detail:</p> <p>The building in question is Grade II listed (DDR6642) and is thought to be of 17th century origin. The reasons cited for designation on the National Heritage List for England being:</p> <p>“Reasons for Designation: The White Lion and attached stable block is listed at Grade II for the following principal reasons:</p> <ul style="list-style-type: none"> - Architectural interest: * the building survives well as a good example of a late-C18 structure with good quality detailing and attached outbuildings; * surviving internal features and layout contribute to the overall interest. - Historic interest:* the building has good interest as an example of a late-C18 coaching inn with its associated features” <p>The site also lies within the Buxton Hardwick conservation area (DDR7086) assigned by English Heritage in 1989 and is within the Buxton Area of Archaeological interest (DDR8700), which represents the Roman, Medieval</p>		

and post medieval settlement core of the town. Please consult your own Buildings and Conservation officer on this proposal for their view on issues of setting, impact to historic fabric and the standing building and the mitigation/offsetting of said.

In terms of below ground archaeology the applicants Heritage Assessment, in my view, does not assess the existing heritage significance of the building and the impacts that ground works may have on below ground archaeology related to it. The current proposal is for conversion of the former pub and associated stables to residential use. To my mind there are clearly potential impacts to standing and below ground heritage assets, these assets form a single entity and in concert reflect the use and alteration of the site as a whole. So, taking this into account, in concert with the documents submitted and the approval of the previous submission, I would advise that archaeological works are required to secure the heritage interest and public benefit of the development.

This work should consist of:

- Level III/II Building recording, at this point in time. To record and interpret (bringing the appropriate skills and experience to bear), exposed fabric (eg. new exposure and previous as evidenced in the submitted condition statement). This recording should be to Level III within the public house, and Level II in the associated stables.
- followed by (or consecutive with) intra-renovation (internal reconfiguring, demolition etc.) building recording, undertaken as a watching brief as works progress.
- Provision should be made within works for scientific dating of structural timbers (as necessary),

The reason for these works is to physically record and importantly interpret the evidence of the building and the plots development; including recording and documenting the material evidence of the alterations during its various phases of construction and use. The reason for this is that the evidence of alteration also provides the evidence which demonstrates the absence, and evidence for the historic removal, of "original" features. In essence it is my view that there is a life of the building as demonstrated in its fabric, that will better facilitate a more nuanced understanding of the significance of the heritage asset.

In addition, any works involving ground disturbance below current ground level, both internally within the ground floor and basement of the building and within the courtyard, may need to be archaeologically monitored and recorded as an archaeological watching brief. Such works would adequately address the archaeological interest of the site under paragraph 205 of NPPF:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

These works could be secured by attaching a new condition to any new consent, the wording of which might read.

"No development shall take place until a Written Scheme of Investigation for historic building recording and archaeological monitoring has been submitted to and approved by the local planning authority in writing, until all on-site elements of the approved scheme have been completed to the written satisfaction of the local planning authority, and until the provision to be made for analysis, reporting, publication and dissemination of the results and archive deposition has been secured. The Written Scheme of Investigation shall include an assessment of significance and research questions; and

- 1. The programme and methodology of site investigation and recording*
- 2. The programme and provision for post-investigation analysis and reporting*
- 3. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- 4. Provision to be made for archive deposition of the analysis and records of the site investigation*
- 5. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation"*

I am more than happy that the WSI for both Building Recording, Building Recording Watching Brief, and below ground watching brief be combined into a single document. Any WSI should be compiled by appropriately qualified and experienced archaeological or heritage professionals preferably with ClfA accreditation to ClfA standards and in consultation with this office.

National Amenity Societies	No comments received.	Noted.
Buxton Civic Association	No comments received.	Noted.
HPBC Conservation Officer	Request for more information	Refer to the heritage section of the main report.

In detail:

A few things to clarify before full support from Conservation.

See drwg ref: *Proposed 01G Proposed lower ground floor.*

- Use of Kingspan ill advised. It is plastic based and will encourage condensation. It is not vapour permeable. Woodfibre and cork boarding/other similar natural breathable materials advised for thermal performance and vapour permeability.
- DPM (Damp Proof Membrane) not supported. Use of Limes plaster and washes advised.
- Use of limecrete flooring with suitable vapour permeable finish advised.
- Detail drawing of bay window required.

See drwg ref: *Proposed 02F Proposed 1st floor.*

- Ventilation included for bathrooms and kitchens? Further information please.
- Clarity needed re: new stone flags to rear of building. Will flags be laid on top of existing hardstanding? What will height then be against stone exterior of LB

(Listed Building)? Section or sketch to demonstrate this. Has water and drainage been taken into account to prevent pooling and water run off at/toward walls of LB?

- Wrought iron railing type?

See drwg ref: *Proposed 07A Proposed front elevation.*

- Secondary glazing type/product and detail required.

See drwg ref: *Proposed 11B Proposed section to side of rear offshoot.*

- Existing timber lintels to be retained. Happy with honest approach of steel plates for repair though must not break up original fabric. Detail drawing required.

- Retention of windows with secondary glazing preferred.

- DPM not supported. As above.

Other items to note:

Use of gypsum plaster not supported. It is hard, brittle and does not flex with natural movement of ancient buildings. Does not manage moisture, will absorb due to porosity of 50% per volume. Coupled with vapour barriers and plastic linings the building will sweat. Stone is a large thermal mass – slow to heat but then will hold/retain thermal levels. Building will receive full path of sunlight due to internal core and courtyard being south facing – secondary glazing, amount of modern insulation and materials proposed and natural conductivity of stone will risk building unable to manage humidity. Ventilation is key.

Are the chimney's still active or blocked up?

What mortar type is the existing? Any repointing or repair proposed? Where relevant.

Technical specification of replacement window units required.

DCC Highways	No objections subject to conditions	Refer to highways section in main report
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In detail:

The above proposal is a resubmission of a previously approved application (HPK/2017/0232) which seeks the conversion of a former Public House and associated outbuildings to form 13 apartments.

The above proposal is a resubmission of a previously approved application (HPK/2017/0232) which seeks the conversion of a former Public House and associated outbuildings to form 13 apartments. The Highway Authority raised no objections to the original application; however, concerns were raised in relation to residents of the proposed apartments utilising Hoker Avenue (not adopted) for parking. To reiterate previous comments, any obstruction to Holker Avenue would be civil / police matter.

This current application includes no details of parking provision in the application form on the submitted plans, and it has been confirmed that the development will be “car free”. Based on the sites former use, close proximity to the town centre and public transport it is considered unlikely that the lack of off-street parking would justify a reason for refusal that could be substantiated

at appeal.

Nonetheless, it is recommended sheltered and secure bicycle parking is provided in the site.

A construction management statement is recommended detailing how the construction works phase is to be carried out, minimising disruption to the neighbouring properties including appropriate traffic management.

The Highway Authority has no objections to the proposal, and it is recommended the following conditions are included in any consent:

Recommended Conditions

1. No development shall take place including any works of demolition until a construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- parking of vehicles of site operatives and visitors
- routes for construction traffic, including abnormal loads/cranes et.
- hours of operation
- method of prevention of debris being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

2. The Development hereby approved shall not be occupied until sheltered, secure and accessible bicycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

3. Prior to the occupation of the Development hereby approved adequate bin storage and a bin dwell area for use on refuse collection days shall be provided clear of the public highway, within the site curtilage, and shall be retained thereafter free from impediment to its designated use.

In addition to the above conditions, the following note should be appended to any consent for the applicant's information:

a. Under provisions within Sections 149 and 151 of the Highways Act 1980, the developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

Derbyshire Wildlife Trust	Objection	Refer to main report
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The Daytime Bat Survey (Rachel Hacking Ecology) has been submitted without any information detailing the survey date. After reviewing the report, it appears to be a re-submission of the report completed in 2017. We recommend that all ecology reports should be submitted with the survey dates included. We now consider that the Daytime Bat Survey is outdated (CIEEM, 2019), and therefore the Local Planning Authority is unable to discharge its duties in respect of the regulations set out in The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Resultantly, we recommend that an update Preliminary Bat Roost Assessment (PBRA) site visit is completed prior to determination of the application. If the results from

this PBRA state that the building has the potential to support roosting bats, then an activity survey report must also be completed within the months of May to August (Inclusive).

We note that the 2017 survey concluded that the site had a negligible potential to support roosting bats; however, a significant time has now passed and the current state of the building should be assessed whether bat access points are now present as a result of potential deterioration over time. Following the submission of this update information we will be able to provide the Council with guidance on species mitigation and enhancement, if deemed necessary.

DCC Flood Risk Management	Objection	Refer to main report
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We are recommending a holding objection on the proposed development as it is not possible to provide an informed comment until such a time that the applicant has submitted further information.

As a statutory consultee for surface water the minimum details required on all major planning applications are as follows:

- • Site plan and impermeable area
- • Topographic survey of the site
- • Appropriate evidence to support how the site will drain, including confirmation of where the surface water will outfall to (photographs / maps / a confirmation letter from a water company)
- • Basic calculations of the greenfield/brownfield runoff and discharge rates, (refer to Point D in the Advisory Notes)

- A quick storage estimate to show the required storage volume of surface water on site and an indication of the likely location
- Calculations should include allowances for the current Environment Agency guidance for climate change and urban creep (Refer to Point D in the Advisory Notes)
- Basic ground investigation (desktop survey as a minimum)
- Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate (as per National Planning Policy Framework 169). A range of sustainable drainage techniques must be considered prior to or in conjunction with the planning layout.
- How the sustainable drainage systems integrate with the open space and green infrastructure should be described and what multifunctional benefits they provide should be stated, as per paragraph 59 of planning practice guidance (Aug 2022).

These details are required at the early planning stage to demonstrate that the proposed site is able to drain and that due consideration has been given to the space required on site for surface water storage.

Please note the level of detail submitted should be proportionate to the size and scale of the development.

Advisory/Informative Notes (It should be noted that the information detailed below (where applicable), will be required as an absolute minimum in order to discharge any of the drainage conditions set by the

LPA):

A. Any works in or nearby an ordinary watercourse may require consent under the Land Drainage Act (1991) from the County Council. For further advice, or to make an application please contact Flood.Team@derbyshire.gov.uk.

B. No part of the proposed development shall be constructed within 5-8m of an ordinary watercourse and a minimum 3 m for a culverted watercourse (increases with size of culvert). It should be noted that DCC have an anti-culverting policy.

C. The County Council would prefer the applicant to utilise existing landform to manage surface water in mini/sub-catchments. The applicant is advised to contact the County Council's Flood Risk Management team should any guidance on the drainage strategy for the proposed development be required.

D. On Site Surface Water Management;

- The site is required to accommodate rainfall volumes up to the 1% probability annual rainfall event (plus climate change of 40%) whilst ensuring no flooding to buildings or adjacent land.

- An appropriate allowance should be made for urban creep throughout the lifetime of the development as per 'BS 8582:2013 Code of Practice for Surface Water Management for Developed Sites' (to be agreed with the LLFA).

Peak Flow Control

- For greenfield developments, the peak run-off rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event, should never exceed the peak greenfield run-off rate for the same event.

- For developments which were previously developed, the peak run-off rate from the development to any drain, sewer or surface water body for the 100% probability annual rainfall event and the 1% probability annual rainfall event must be as close as reasonably practicable to the greenfield run-off rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development, prior to redevelopment for that event.

- The Greenfield runoff rate which is to be used for assessing the requirements for limiting discharge flow rates and attenuation storage for a site should be calculated for the whole development area (paved and pervious surfaces - houses, gardens, roads, and other open space) that is within the area served by the drainage network, whatever the size of the site and type of drainage system. Significant green areas such as recreation parks, general public open space, etc., which are not served by the drainage system and do not play a part in the runoff management for the site, and which can be assumed to have a runoff response which is similar to that prior to the development taking place, may be excluded from the greenfield analysis.

Volume Control

- For greenfield developments, the runoff volume from the development to any highway drain, sewer or surface water body in the 6 hour 1% probability annual rainfall event must not exceed the greenfield runoff volume for the same event.
- For developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 6 hour 1% probability annual rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but must not exceed the runoff volume for the development site prior to redevelopment for that event.

High Access	Peak	No Comments Received	Noted.
Severn Water	Trent	No Comments Received	Noted.
Environment Agency		No Comments Received	Noted
HPBC Environmental Health		No Objection Subject to Conditions	Noted.

In detail:

Looking at the old app – HPK/2017/0232 we just recommended a condition re radon, as the development includes a basement section this condition should remain. You may also want to consider some of the model construction conditions.

CDD08 - RADON PROTECTION: BASEMENT CONVERSIONS

No development shall take place until either:

- (a) the site has been monitored for the presence of radon and assessed to determine the level of radon protection required or;
- (b) in lieu of monitoring full radon protection measures are adopted The development shall thereafter incorporate appropriate radon protection consistent with BRE Report BR211 Radon: guidance on protective measures for new buildings (2015)

The basement shall not be used for habitation without a full radon survey and appropriate remediation, subject to agreement in writing by the LPA.

Suggested Model Construction Conditions**1. CDD01B - CONSTRUCTION AND DEMOLITION – DUST**

No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust

suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority.

2. CDD02 - CONSTRUCTION & DEMOLITION: WASTE DISPOSAL

Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.

There shall be no fires lit on the site for purpose of disposing of demolition materials. Any open fires that arise shall be extinguished without delay.

3. NSD12 - BEST PRACTICAL MEANS

The best practicable means, as defined in Section 72 of the Control of Pollution Act 1974 to reduce noise and vibration from the site to a minimum, shall be employed at all times during construction.

4. NS02A - CONSTRUCTION & DEMOLITION WORKS: TIME OF OPERATIONS

Unless prior permission has been obtained in writing from the Local Planning Authority, all noise-generating activities shall be restricted to the following times of operations.

- 07:30 - 18:00 hours (Monday to Friday);
- 08:30 - 14:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

In this condition, a noise-generating activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

5. CDD14 - ON SITE RADIO

During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary.

INFORMATIVE – DEMOLITION/REFURBISHMENT: ASBESTOS

A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition/renovation of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>

HPBC Waste	No objections. Notes that the needs for bin storage may change in future	As above.
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It is noted that bin storage has been included within the design and the amount of space allocated currently meets the requirements that each flat would need to adequately store their waste between collections as per the current Council policy.

It must be noted that the Environment Act has recently been passed and this outlines some significant changes to the way waste collection may change in the future. It is expected that all households will be required to present food waste in caddies for a weekly collection, it is not yet known if a communal bin for developments such as these will be allowed. In addition it is likely that a

<p>separate collection for Fibre will also be required (cardboard and paper).</p> <p>It must also be noted that the Management agent for this site will be responsible for the purchase and supply of the communal bins and will retain the responsibility for the condition on the bins stores</p>		
Buxton Mineral Water	No comments received.	Noted.
HPBC Service Commissioning Team	No comments received.	As above
HPBC Operational Services (Leisure/ Recreation)	<p>In terms of play/POS we obviously wouldn't be looking for anything on site so all the contributions would be focussed off site and would be as follows:-</p> <ul style="list-style-type: none"> • Play contribution - £192 x 13 = £2,496 – towards play enhancements at Ashwood Park. • Parks and Gardens contribution - £571 x 13 = £7,423 – towards infrastructure improvements to Ashwood Park • Outdoor sports contribution - £489.40 x 13 = £6,362.20 – towards outdoor sports enhancements within a 2 mile radius of the site • Allotment contribution - £76.95 x 13 = £1,000.35 – towards plot and infrastructure improvements at Cuningdale Allotments in Fairfield. 	As above.
HPBC Regeneration	<p>Additional comments:</p> <p>The former White Lion PH was identified as a key priority project within the original Buxton HAZ submission (Dec 2019) as an underused/vacant listed building at risk. Despite a recent approval for a conversion to residential there was little indication that the scheme would go ahead and was probably unviable given the building's current condition.</p>	As above.

	<p>Initially the bid allowed for a grant of £25,000 (75%) in year 1 for an options appraisal of viable uses and a grant of £200,000 (50%) spread over years 3 and 4 for physical works. However very early on in the scheme Historic England visited the site along with the HAZ officer and the owner and was very concerned over the current structural condition of the building. As a result it was agreed to target all the funding allocated against the White Lion towards urgent structural repairs and restoration works as set out in my previous email.</p> <p>The owners appointed Adam Bench Architects to prepare a scope and specification for the works, tender this and supervise the works on site. This all happened at a time that we were just emerging from the various covid lockdowns and during a period of extremely high construction costs relating to materials and labour supply. As a result the works cost far in excess of what was originally anticipated and a higher intervention rate by HE (90%) was agreed.</p> <p>Grant aid was awarded through the Buxton HAZ grants panel and are not means tested but rather heritage need. The justification for the award was as follows:</p> <ol style="list-style-type: none">1. Key priority project for HAZ funding2. Key vacant listed building with threat of BAR3. Major structural concerns over its long term condition4. Viability issues given inability to deliver approved residential conversion5. Key location and entrance to Spring Gardens at the eastern end supporting FHSF and HAZ objectives of improving footfall from the	
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	<p>eastern end.</p> <ol style="list-style-type: none"> 6. Significant visual improvement to the character of the Conservation Area. 7. Requirement of HE to spend the HAZ budget within a set time period. <p>Original comments: Given the listed status of the building and its continued and rapid deterioration, The White Lion has been one of the top priority projects for funding under the Buxton HAZ. Since December 21 the project has received £289,294 of funding from Historic England (with smaller contributions from HPBC and the owner). The funding was specifically targeted towards the following elements primarily to stop its continued deterioration and growing concerns over the structural stability of the buildings:</p> <ol style="list-style-type: none"> 1. Structural repairs and consolidation 2. Roof repairs (including chimney stack repairs and rainwater goods) 3. Timber repairs 4. Stone and repointing repairs 5. Asbestos removal 6. Removal of all inappropriate paintwork 7. Repairs to all traditional joinery details 8. Reinstatement of the ground floor bay on the front elevation. 	
<p>HPBC Housing Strategy</p>	<p>Following discussions and guidance from colleagues in Development Control (Planning Policy) please find below the revised commuted sum calculated using the emerging SPD calculation.</p> <p>Existing GIFA 821 sqm Proposed GIFA 923sqm</p>	<p>As above.</p>

	<p>13 * 20% / 100 = 2.6 units</p> <p>(2.6 * Existing @ 821 sqm / Proposed 932 @ sqm) = 2.29</p> <p>2.6 – 2.29 = 0.31</p> <p>In the emerging SPD, commuted sums will be calculated on the basis of the values that registered providers of affordable housing normally pay to acquire affordable housing. The calculation below is based on a 2 bed unit for affordable rent.</p> <p>Given the tight timescales, I've calculated the average house price by taking the last 20 sales of 2 bed units in Buxton which has a mean sale price of £191,165.</p> <p>£191,165 40 % of OMV is £76,466 based on the assumption an RP would pay 60% of OMV. Due to VBC we are only securing 0.31 of a unit =£23,704.</p>	
Natural England	No Objection	Noted
<p>12th July 2023</p> <p>As submitted, the application could have potential significant effects on The Peak District Dales SAC. Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation</p> <p>The following information is required:</p> <ul style="list-style-type: none"> - Evidence of a reduction in phosphorous input from the proposed development. <p>Without this information, Natural England may need to object to the proposal. Please re-consult Natural England once this information has been obtained.</p> <p>14th November 2023</p> <p>NO OBJECTION</p> <p>Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.</p> <p>Natural England's advice on other natural environment issues is set out below.</p>		
DCC Place-Education	No objection	Noted
<p>The above analysis indicates that there would be no need to mitigate the impact of the proposed development on school places in order to make the</p>		

development acceptable in planning terms. The County Council therefore requests no financial contributions.

2. POLICY, MATERIAL CONSIDERATIONS AND PLANNING BALANCE

Planning Policy

- 7.1 The determination of a planning application should be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.
- 7.2 Section 38(6) requires the Local Planning Authority to determine planning applications in accordance with the development plan, unless there are material considerations which 'indicate otherwise'. Section 70(2) provides that in determining applications, the Local Planning Authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan currently consists of the High Peak Adopted Local Plan Policies April 2016. The NPPF is considered to be a material consideration in any planning decision.
- 7.3 Paragraph 11 of the National Planning Policy Framework (NPPF) states that plans and decisions should apply a presumption in favour of sustainable development. As before, for decision-takers (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies, which are most important for determining the application are out-of-date, granting planning permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.
- 7.4 The policies contained in the Framework are supplemented by the National Planning Practice Guidance (NPPG), which is also a material consideration in the determination of applications.
- 7.5 NPPF para 8 identifies the three dimensions to sustainable development as economic, social and environmental.
- 7.6 Section 5 of the NPPF relates to delivering a wide choice of high quality homes. Paragraph 60 sets out the importance of supporting the Government's objective to significantly boost the supply of homes. The Council is considered to have a five year housing land supply, as defined by the criteria set out at paragraph 74 of the NPPF and therefore housing supply policies are up-to-date.

- 7.7 The Borough's settlement hierarchy as set out at Local Plan (LP) policy S2 directs development towards the most sustainable locations. The market towns, including Buxton will be the main focus for housing, employment and service growth consistent with maintaining and where possible enhancing their role, distinctive character vitality and appearance. In further detail, LP policy S7 'Buxton Sub-area Strategy' sets out that the Council and its partners will seek to establish Buxton as England's leading spa town and consolidate its role as the principal service centre for the Peak District. Of relevance to the scheme, policy S7 states that this will be achieved by: protecting and enhancing the unique character of Buxton's spa heritage, townscape and natural environment to maintain the quality of life, act as a catalyst for tourism and providing for the housing needs of the community by planning for sustainable housing.
- 7.8 LP policy H1 specifies that housing developments on unallocated sites will be encouraged where they lie within defined built-up area boundaries of the towns and larger villages. The effective reuse of land is also promoted by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose.
- 7.9 As confirmed by the Council Regeneration Officer, The White Lion, is a listed building and its continued and rapid deterioration has been one of the top priority projects for funding under the Buxton HAZ. Since December 2021 the project has received £289,294 of funding from Historic England (with smaller contributions from HPBC and the owner). The funding was specifically targeted towards the following elements primarily to stop its continued deterioration and growing concerns over the structural stability of the buildings:

- Structural repairs and consolidation
- Roof repairs (including chimney stack repairs and rainwater goods)
- Timber repairs
- Stone and repointing repairs
- Asbestos removal
- Removal of all inappropriate paintwork
- Repairs to all traditional joinery details
- Reinstatement of the ground floor bay on the front elevation.

Main Issues

- 7.10 In consideration of the above principle policies, the main issues in the determination of the scheme proposals are:
- a) Housing Mix and Size; and

- b) Whether the proposed development would preserve the special architectural or historical interest of the Grade II listed building and its setting; and,
- c) The effect of the proposed development on the living conditions of future occupiers, with specific regard to light, outlook and living space; and
- d) Whether the proposed development breaches the requirements of nutrient neutrality
- e) The impacts of the development upon highway safety

Housing Mix and Size

7.11 Policy H 3 ‘New Housing Development’ states that ‘The Council will require all new residential development to address the housing needs of local people by: a) Meeting the requirements for affordable housing within the overall provision of new residential development as set out in Policy H4...c) Providing a mix of housing that contributes positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock in the surrounding locality, [and] e) Supporting dwellings designed to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space Standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations’.

7.12 In this case the nature and mix of the properties proposed are considered to contribute positively to the promotion of a sustainable and inclusive community, which is described in the Council’s latest Housing and Economic Land Needs Assessment (HELNA). The study provides an updated analysis of the housing mix required across the Borough as well as providing a more fine assessment of the recommended housing mix across each of the Local Plan sub area. The HELNA is deemed to be the successor document to the SHMA as referenced in Policy H3. Details of the affordable housing have been addressed in the appropriate sections below.

7.13 The recommendations from the 2022 HELNA in relation to housing mix of market housing for both High Peak and Buxton identify the need to reduce the overall number of smaller units (1 and 2 bedroom units) and increase the number of 3 and 4 bedroom properties to reflect *“the very pronounced socio-economic shock precipitated by the pandemic and the strong (and what appears to be permanent) shift towards homeworking and the need for larger properties to accommodate this.”* (HELNA para 12.34). Whilst the proposed mix is heavily reliant on one and two bedroom units (13 in total), the proposals do involve the conversion of an existing Listed building whereby by its conversion lends itself more readily to smaller apartments. Consequently, whilst the housing mix does not comply with Policy H3 and the HENLA, in this particular case the provision proportion of smaller units is considered to be acceptable.

7.14 Within the previous (HPK/2017/0232) application the applicant has provided a basic assessment of the overall GIA (gross internal area) of each apartment against the relevant NDSS Technical Standards of which is still relevant to the currently proposed scheme. This is as follows:

Unit no.	Bedspace	Proposed GIA	NDSS GIA Single Storey	NDSS GIA Two Storey	Compliant
1	1B/2P	53sqm	50sqm	-	Y
2	2B/4P	78sqm	70sqm	-	Y
3	2B/4P	81sqm	-	79sqm	Y
4	1B/2P	62sqm	-	58sqm	Y
5	1B/2P	48sqm	-	58sqm	Y
6	1B/2P	61sqm	-	58sqm	Y
7	2B/4P	76sqm	70sqm	-	Y
8	1B/2P	60sqm	70sqm	-	Y
9	1B/2P	60sqm	-	58sqm	Y
10*	1B/2P	82sqm	-	58sqm	Y
11*	1B/2P	69sqm	-	58sqm	Y
12	2B/4P	73sqm	70sqm	-	Y
13*	1B/2P	86sqm	50sqm	-	Y

* - Room in roof.

7.15 It is acknowledged that the nature of the listed building is that compromises on space and their adaptability are sometimes required in order to achieve a satisfactory heritage outcome, including viability considerations. In this case and notwithstanding other detailed NDSS technical criteria, all flats would meet with the minimum space standard in respect of overall GIA. In these circumstances, the accommodation would be deemed to be acceptable to provide for acceptable living conditions for its future occupiers in terms of internal floor space considerations. Matters of access to light and outlook will be discussed further in the relevant amenity section below.

7.16 LP policy H4 'Affordable Housing' is triggered by the proposed scheme totalling 13 apartments requiring 20% of affordable housing provision onsite. In these circumstances, the scheme would generate a requirement for a total of 3 affordable housing units within the development site or an offsite financial contribution if this is deemed to be acceptable to the Council.

7.17 The revised NPPF para 63 states that to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

7.18 The 'Vacant Building Credit' was introduced by the NPPG in 2016 as an incentive for brownfield development on sites containing vacant buildings

for developments of 11 units or more and for developments greater than 1000sqm herein remains relevant. The relevant guidance states that where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. The guidance, however, requires the Council to consider whether the building has been made vacant for the sole purposes of development and whether the building is covered by an extant or recently expired planning permission for the same or substantially the same development.

7.19 Within the previous planning application discussions with the applicant, led to further plans and a broad building chronology was provided to the Council. In summary, it stated: the building was purchased by the applicant in 2011 following an extensive marketing period; prior to this, approximately 60% of the first floor was being used as landlord accommodation relating to the former public house use. However, the 2nd floor was unused as it was deemed to be a danger owing to the decay of the timber in the roof and the floor; The ground floor was in use as a pub until late 2010. However, trade had significantly declined and the outbuildings had become garage / stores by this point; Attempts for a new restaurant / bar have attracted little interest owing to type of building and location, and, the artisan market use for the ground floor closed in 2016 following the loss of interested parties leading to the submission of the proposed residential scheme (in 2017).

7.20 No changes have occurred since the previous consent, and the building remains vacant. As set out in the Housing Officers comments, taking into account the vacant building credit a financial contribution of £23,704 towards off site affordable housing provision would still be required to comply with Policy H4. However, the Councils Regeneration Officer, has expressed concerns over the viability of the scheme if such a condition were sought. Significant structural defects were identified with the building and, a significant grant by Historic England, and to a smaller extent by the Council and landowner, to address these matters were necessary to ensure address these and to enable to conversion to a viable long term use in order to secure the longevity of the Listed building. The repair and conversion of the building is only financially viable as a result of these grants of public money. Given this viability position, it is considered by the Regeneration Officer that the scheme would again become unviable and would thus remain vacant and vulnerable to further deterioration if the Council were to pursue monies towards off site affordable housing.

Heritage Assets

7.21 The statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving listed buildings or their setting or

any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

- 7.22 When determining applications, NPPF para 197 – states: “local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness”.
- 7.23 Since the previous planning approval, The White Lion has received funding to prevent further deterioration. The site has been a priority for funding from Buxton Heritage Action Zone (HAZ). A sum of £289,294 has been granted by Historic England, with similar contributions from HPBC and the owner. This funding has facilitated urgent repair and maintenance works targeted to stop its continued deterioration and growing structural concerns. These works, the subject to of planning application HPK/2022/0089 have included structural repairs and consolidations; roof repairs; timber repairs; stone and repointing repairs; Asbestos removal; removal of all inappropriate paintwork; repairs to all traditional joinery details; and reinstatement of the ground floor bay on the front elevation.
- 7.24 The Council previously found in 2017 that the development proposals would not harm the importance of the heritage assets. Although the Council’s Conservation Officer has requested further information prior to providing comment upon the application, the plans which are being considered within this application are identical to those which were approved under the previous 2017 applications. As such they were then and are still considered to be acceptable in terms of the buildings heritage and significance.
- 7.25 Derbyshire County Council have provided comment on the application regarding its archaeological significance. The DCC archaeologist expressed concerns regarding disturbing any potential archaeology during the process of the approved works. Therefore, they have requested that should members see fit to approve the proposed scheme, an archaeological watch brief is required by condition. This has been set out below.
- 7.26 The Council for British Archaeology have objected to the proposed development and recommend that an archaeological building record should be required to Level 3 to achieve an informed understanding of the site’s phased development. They also suggest that a less invasive scheme is brought forward. However, it is considered that as the scheme

has previously been approved, and that there have been no material changes in circumstance in the intervening period, it would be unreasonable to require the scheme to be amended. However, as noted above, conditions in line with those set out by the County Archaeologist should mitigate any potential archaeological concerns.

- 7.27 The White Lion is considered to be a key Listed Building within the Buxton Conservation area and has suffered from deterioration and neglect over many years such that it has been a priority for funding from Buxton Heritage Action Zone (HAZ).
- 7.28 Accordingly, the proposal, which would secure a long term viable use for the building, would have a positive impact on both the listed building, its setting and on the Buxton Conservation Area. As a result, it would preserve the special interest of the Grade II listed building and preserve the character of the Buxton Conservation Area, as sought by Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. The proposal would accord with LP policies S1, S7, EQ6 and EQ7 which, amongst other aims, seek to ensure that developments do not have adverse effect on the architectural and historic character or appearance of the exterior of the building and that the district's historic environment will be conserved and enhanced in accordance with its identified significance as well as relevant guidance contained within the NPPF.

Amenity

- 7.29 LP policy EQ6 outlines that developments should achieve a satisfactory relationship to adjacent development. The revised NPPF para 127 (f) requires a high standard of amenity for all existing and future users of land and buildings.
- 7.30 In terms of living conditions, the main areas of conflict arise in respect of the frontage flats nos. 1 and 6 and their close relationship to the rear of the 3-storey building no. 74 Spring Gardens. The access to light and outlook means that the future occupiers of these flats are unlikely to receive much daylight through these north facing single aspect windows and have an outlook that would be restricted to a blank brick wall at ground floor level. The commercial windows positioned above would lead to a sense of overlooking to the future occupiers of these units. Although there is no detailed analysis of the level of light entering the habitable rooms, it is clear that future occupiers of such flats would have a limited and potentially materially harmful level of outlook and light from such windows. Similarly, but to a lesser degree, this scenario occurs at Flat 12, but would affect the north facing bedrooms only. Within the previous application the applicant was requested to address these concerns but considered that the overall dwelling numbers were supported by scheme viability to convert the dilapidated listed building. This has not been argued in the case of the current application and it is noted that a financial viability assessment has not been submitted to

substantiate this viewpoint. Nevertheless, there are viability concerns as highlighted by the regeneration officer comments. Furthermore, it is acknowledged that the character of this area is one of dense town centre development and that the layout of the scheme is constrained to a large extent by the form of the existing listed building. Moreover, the scheme remains unaltered in terms of its layout and the position of windows from the previously approval which was deemed, on balance to be acceptable, and there have been no material changes in policy or other circumstances since that time.

- 7.31 Overall, the levels of amenity afforded to prospective occupants of the proposed properties are, on balance, of an acceptable level on a scheme wide basis. As such the proposed is considered to accord with LP policies S1 and EQ6 and para 130 (f) of the NPPF.

Nutrient Neutrality

- 7.32 The site lies within the catchment of the River Wye which forms the Peak District Dales Special Area of Conservation (SAC). Since the time of the previous approval, the Council has been notified that action must be taken to address exceedances of phosphorus in the River. As such, the Council cannot grant consent for development unless it can rule out “likely significant effects” on the SAC. A Habitats Regulations Assessment (HRA) will be required when the plan or project creates a source of water pollution or has an impact on water quality and when it is within the catchment of the SAC. Initially, a screening assessment will be required to consider if “likely significant effects” (alone or in-combination) on the SAC can be ruled out. If not, this will be followed by an “Appropriate Assessment” where the impact of the plan or project is considered in detail

Screening Assessment

- 7.33 The proposal is not directly connected with or necessary for the conservation management of a European site. The proposal will not increase surface water run-off from the site.
- 7.34 The application site was formally used as a hotel, for which plans have been provided. The applicant has supplied calculations which demonstrates that in converting the building from a Hotel to Dwellings there will be no increase in the number of overnight stays. As such no objection is raised on the grounds of nutrient neutrality. Natural England have offered no objection following submission of these calculations.
- 7.35 Therefore it will not risk having a significant negative effect on the SAC either on its own or in combination with other proposals and therefore it is not necessary to carry out an Appropriate Assessment

Highway and Parking Matters

- 7.36 The proposed scheme is a 'car free' development. However, it is noted that the Design and Access statement incorrectly says otherwise. It incorrectly references a previous iteration of the proposed scheme, submitted under the previous 2017 applications. The plans show no parking provision, and the applicant has confirmed that the scheme currently under determination is the 'car free' proposal which was previously approved.
- 7.37 DCC Highways have considered the application as a car free development. Due to the site's former use, close proximity to the town centre and public transport the lack of off-street parking raised no objections. It is noted that should residents choose to park on Holker Avenue this will be a civil/police matter as Holker Avenue is not an adopted highway. DCC Highways do however recommend a number of conditions to minimise disruption to neighbouring properties during construction.

Ecology

- 7.38 A bat report has been provided which has been deemed as out of date by the Derbyshire Wildlife Trust. The DWT have requested a new report is submitted. The out of date report was written in 2017, and deemed the risk to bat populations to be low. Since the writing of the 2017 report a number of roof works have taken place. The works in question are being dealt with under separate application HPK/2022/0089. As the roof works are already completed, any bat populations which may have existed, (noting that the risk was previously deemed to be low) would have already have been disturbed. It would, therefore, be unreasonable to request a new bat report in respect of this application.

Outdoor recreation

- 7.39 HPBC Leisure and recreation have requested a total of £17,281.55 in S106 funds to provide for outdoor leisure and recreation facilities. However, no such funds were requested upon the previous approval. In the absence of any change in policy circumstances, since that time it is therefore considered unreasonable to request these new payments upon resubmission of an identical scheme.

Flood Risk

- 7.40 The LLFA have submitted a holding objection and requested further information and plans related to sustainable drainage. Upon examination the application site will not have a change in the surface water run-off. The site does not facilitate any possible porous drainage area, such as grass to aid in surface water run-off. It is therefore considered that any further information submitted would not prove to be pertinent in indicating any change in the levels of surface water run-off.

7.41 Further information has been provided and updated comments were awaiting from the LLFA at the time of report preparation and an update will be provided for Members prior to the meeting.

Planning Balance & Conclusion

7.42 The Framework advises that proposals which comply with the development plan should be approved “without delay”.

7.43 The proposal would provide for a small scale housing scheme within a town centre location and reuse a vacant listed building with its associated economic, social and environmental benefits. The housing mix, whilst not compliant with the HELNA is considered to be appropriate, given the constraints imposed by the existing listed building. The scheme does comply with the NDSS.

7.44 The applicant has previously provided evidence to justify the application of the Vacant Building Credit to justify a policy departure for affordable housing provision. Applying the Vacant Building Credit an affordable housing contribution of £23,704 would still be required to meet the policy requirements. However, the Regeneration Officer has explained that the repair and conversion of the building to secure a long term viable use has only been possible given that a sum of £289,294 has been granted by Historic England, with similar contributions from HPBC and the owner. Consequently, the imposition of an affordable housing contribution risks rendering the scheme financially unviable again. Under these circumstances therefore, it is considered that the affordable housing contribution should not be sought.

7.45 The listed building would be conserved in a manner appropriate to its significance and provide a viable use consistent with its conservation with clear environmental benefits.

7.46 Set against this, the proposed development would result in some harm through the unacceptable levels of outlook and light provided in relation to those identified flats above. Overall, the levels of amenity afforded to prospective occupants of the proposed properties are of an acceptable level on a scheme wide basis.

7.47 The proposal will not result in an increase in overnight stays and therefore Natural England have raised no objection on nutrient neutrality grounds. There are no highways objections. Whilst the ecological survey is out of date, the works to the roofspace have already been completed.

7.48 An open spaces contribution has been requested by the Leisure and Recreation Team but this was not sought at the time of the previous application and therefore it would be unreasonable to make this request now, given that there has been no change in policy.

7.49 There has been an initial objection from the LLFA but proposal will not increase surface water run-off and further updated comments were awaited at the time of report preparation. Overall subject to no objection from the LLFA the scheme is considered to be sustainable development and approval of both planning permission and listed building consent is recommended.

9. RECOMMENDATIONS

9.1 APPROVE listed building consent and planning permission subject to no objection from the LLFA and the conditions outlined below:

Planning and LBC

- 1. Standard Time Limit**
- 2. Schedule of Drawings**
- 3. Schedule of works to repair the historic fabric of the building including works to walls, roofs and historic staircase**
- 4. Details to agree the external ground levels where these are to be lowered and treatment of external walling to be exposed.**
- 5. Scheme of work to renovate existing windows and doors, including details of secondary glazing**
- 6. Joinery details for new windows (including the bay window surround) and external doors, including glazed screens to the stables and details of their position within the reveal.**
- 7. Vents and ducts**
- 8. Rainwater goods**
- 9. Surfacing and boundary details**
- 10. Retention of historic features**

Planning Permission Only

- 11. Bat and Bird Boxes**
- 12. Level 3 Building recording**
- 13. Archaeological watch brief**
- 14. Approval of means of protecting highway safety during works (including parking for site operatives, routes for construction traffic, hours of operation, prevention of debris being carried onto the highway, pedestrian and cyclist protection, proposed temporary traffic restrictions and arrangement for turning traffic)**
- 15. Provision of bicycle parking**
- 16. Provision of adequate bin storage**
- 17. Radon Protection**

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation

with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

