

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

14th December 2023

Application Nos:	SMD/2023/0191 and SMD/2023/0192	
Location	London Mill Ashbourne Road Leek Staffordshire ST13 5AP	
Proposal	SMD/2023/0191 – Full planning application for Conversion of former textile mill to provide 28 residential apartments including internal and external alterations and associated works SMD/2023/0192 – Listed building consent for internal and external alterations and associated works associated with the conversion of the former textile mill to 28 residential apartments	
Applicant	Alfa Mohuha Ltd.	
Agent	Sammons Architectural Ltd	
Parish/ward	LEEK	Date registered 24 th May 2023
If you have a question about this report please contact: Jane Curley 01538 395400 ext 4124		

1. SUMMARY OF RECOMMENDATION

1. Approve Planning application SMD/2023/0191 subject to the prior completion of a Section 106 Agreement and conditions
2. Approve Listed Building Consent application SMD/2023/0192 subject to conditions

2. INTRODUCTION

2.1 This report relates to two applications; a full application for the conversion of London Mill to form 28 apartments and a corresponding application for Listed building consent for internal and external alterations associated with the conversion.

2.2 During the course of the application amended plans were received which introduced seven, two bedroom units into the scheme and in doing so reduced the total number of apartments from 34 to 28.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

3.1 London Mill is a Grade II Listed building dating back to 1853. It is a remnant of a much larger factory complex, some of which still survives. A former textile mill it is a 4 storey brick built building with hipped roof. It is constructed in brick with stone detailing under a slate roof. The building has been empty and disused for some considerable time. The Council served an Urgent Works Notice in 2009 and undertook the works with the money reclaimed from the owner.

3.2 The building has a tight curtilage with only a small strip of land to the rear. A low stone capped brick boundary wall with railings separates the building from Ashbourne Road at the front. Externally notable features include the two fire escapes, that on the eastern end of Ashbourne Road appears to be late C19th and includes ornate cast iron balusters. It is retained in the proposal as an historic feature. That on the west elevation is not original, is unsafe, is not tied into the building and will be carefully dismantled and removed. Many of the multi panel late C19th steel window frames survive although in many cases they have been damaged. Internally the building consists of open floor plates interrupted only by a central spine of slender cast iron columns. The 3rd floor does not contain any intermediate columns and here the roof structure is exposed and the floor illuminated with a north light which runs almost the full length of the roof. The only subdivision of space has occurred in the northern and southern projecting bays where offices and toilets have been inserted. There is a small goods lift in the northern bay.

4. DESCRIPTION OF THE PROPOSAL

4.1 The proposal is to convert the building to form 28 apartments, a mix of one and two bedroom apartments. With the exception of Units 23 and 28 which have separate kitchens, the remaining units all have open plan kitchen/sitting areas.

4.2 Of the seven two bedroom units the accommodation provided is as follows:-

3 X double bed units (4 person unit)

4 X double bed and one single bed unit (3 person unit)

4.3 The schedule of accommodation on each floor is as follows:-

Third Floor (Units 24-28)

Unit 24& 28 – 2 bed, two doubles

Unit 25, 26 – 2 bed, one double, one single

Unit 27 – 2 bed, one double, one single

Second Floor (Units 17-23)

Units 17-21 5 X single bed, single person unit

Unit 22 2 bed, one double, one single

Unit 23 2 bed, two doubles

First Floor (Units 8-16)

9 X single bed single person units

Ground floor (Units 1-7)

Lift and stairs

Post room

Main entrance lobby

Management room

Meter room

Bin store and cycle storage (10

7 X single bed single person units

4.4 Few changes are proposed externally. They include a ramped access from Ashbourne road which will involve the removal of a small section of wall and railings at the western end to form an entrance, leading to a new side door into the building formed within an existing window opening. The rest of the existing metal railings are

shown retained and re painted. The existing external staircase on the western elevation is to be removed, the decorative staircase on the southern (Ashbourne Road) elevation is to be retained and refurbished

4.5 To the rear (north) of the building the strip of land is to be enclosed by a 600mm brick wall with 1.2m railings on top. The Plans show this area will accommodate 10 lockable ground mounted cycle stands and a communal area finished in York stone paving. A new gate is provided from Well Street giving access to the bike store area.

4.6 The plans show that the existing substation within the building is to be removed and relocated to the north (rear) of the building where it will front Well Street. The Agent says this would be modest and a necessary requirement for the conversion of the building to residential use albeit no details are available as it would be dealt with by National Grid.

4.7 On the south facing Ashbourne road roof, an array of solar panels is proposed

4.9 The submitted Planning, Design and Access statement provides the following description of the works involved:

'The application proposes to strip the existing building back to its original fabric, with all later internal partitions, cupboards, sanitaryware, services including sprinkler system etc removed to reveal the basic building, brick walls, timber floors including cast iron columns, timber and slate roof.

The existing walls are to be thermally upgraded and an independent metal wall lining set 10mm away from the existing wall face, fixed at bottom and top to floor structures, which is infilled and lined on the room side with insulation and finished with a plasterboard lining will be formed. The existing concrete ground floor is to remain insitu and a new asphalt damp roof membrane is to be laid over the surface of the floor with a new suspended timber floor installed above. Upper floors are to remain insitu with the exception of some localised repair works which are required due to water damage.

Floors are to be upgraded both in terms of fire and noise. The roof is to be stripped of all slate, battens, felt and lath and plaster ceiling below, with the remaining timber structure repaired as stated in structural engineers report. The existing rooflights to the front elevation are to be removed.

Rooflights to the two ends and rear roof slope are to be replaced with a new double glazed patent glazing system. Once the roof is repaired and new rooflights installed the roof is to be re-roofed using breathable felt, battens and slates removed from the original roof. Solar panels are proposed to the Ashbourne Road roof slope.

The existing cast iron windows to front and both side elevations are to be retained but will need to be refurbished. This will require the casements to be removed to allow the windows to be cleaned, all rust treated, new application of a paint finish before being reglazed using putty. Windows to be finished in black. These windows are all to be fitted with secondary glazing (a minimum of 6mm thick) to provide improved noise and thermal insulation properties. Windows to the rear elevation where insitu are to be replaced, but casements set aside to be used as spares should any of the windows to the other elevations need replacing. New windows are to be powder coated aluminium finished in black with design and details replicating the existing.

The existing goods lift is to be removed and the existing shaft modified to accept a passenger lift.

Walls are to be removed and modified as indicated. The new apartments are to be formed within, using metal partition systems lined with insulation to provide both the party walls between flats and the individual rooms within each unit. Services are to be provided to each individual unit by means of riser ducts accessed from the corridor, which will house drains, water supplies, electric supplies, telecoms and ventilation system. The riser ducts are to be ventilated at roof level via lead formed cloaked mini dormers.

Externally the changes comprise of the removal of the external staircase on the western gable of the building with the existing door openings on the ground and first floor reinstated back as windows.

A new ramped approach is to be provided via the Ashbourne Road elevation and an existing window is to be enlarged to provide access into the building. Doors to the existing sub station on the eastern gable are to be removed and the opening built up with brickwork to match.

4.10 The application is accompanied by a Planning Design and Access Statement, Heritage Statement/Heritage Impact Assessment, Bay survey, Structural Report, Energy and Sustainability statement. Members are advised to read these documents before the meeting.

4.11 The applications, the details attached to them, including the plans, any comments made by residents and the responses of consultees can be found on the Council's website at:-

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=169846>

and

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=169847>

4. RELEVANT PLANNING HISTORY

87/00875 Change of use of part of ground floor from textile mill to storage of stationary and fancy goods. Approved

SMD/1991/0389 Conversion to flats. Approved

SMD/1991/0390 Listed building consent for internal and external alterations to mill. Approved

SMD/1996/0506 Renewal of SMD/1991/0390. Approved

SMD/1996/0540 Conversion to flats. Refused

SMD/2004/1419 Listed building consent for internal and external alterations. Approved

SMD/2016/0113 Change of use of former industrial working mill to b1 (business) to deliver a hub of 21 managed workspace units for the creative industries, alterations

to elevations, creation of a bin store and loading area, new access ramp and installation of railings to retaining wall edge. Approved

SMD/2016/0116 Listed building consent for internal and external alterations. Approved

5. PLANNING POLICIES RELEVANT TO THE DECISION

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Staffordshire Moorlands Local Plan (Sept 2020)

SS1	Development Principles
SS5	Leek Area Strategy
SD1	Sustainable use of resources
SD2	Renewable/low carbon energy
SD3	Sustainable Development
SD4	Pollution
SD 5	Flood risk
H1	Housing
H3	Affordable housing
E3	Existing employment areas and premises
DC1	Design Considerations
DC2	Historic Environment
T1	Development and Sustainable Transport
NE1	Biodiversity

Leek Town Centre Masterplan

6. CONSULTATIONS CARRIED OUT

Application advertised in the press and site notice erected

Local residents were notified of the application by letter.

Neither (9)

- Reuse of historic building is welcomed but need to address parking issues. Surrounding streets have reached max capacity. Streets include: Shirburn Road, Parker Street, Portland Street South, Well Street and Cross Street.
- Is there potential to create parking on the lower floor to reduce parking on residential streets that are already heavily congested?
- The proposal does not cover events such as market days where parking is an issue.
- Lift access should be available

Objection (41)

- No Parking provisions. Potential of 68 cars in the town centre if each unit has 2 cars. No consideration made for residents living in these flats nor surrounding areas that are already struggling. Expecting potential residents to park at public car parks or surrounding streets will generate more parking issues for existing residents and affect the quality of an

already busy market town. On-site parking is already at a premium and public car parking is relatively expensive. Potential damages to cars as a result of parking demands.

- Increase in traffic. The flats will generate more traffic in and around the area and can be dangerous to pedestrians. The streets surrounding other potential access points are tight and packed with parked cars.
- Create ground floor car park. Parking should be made within the building to accommodate for the additional cars that are associated with the units. Even though the building is listed, there should be some allowance to allow for parking for the flats to ease parking in town.
- Environmental health. Additional traffic will lead to higher levels of air and noise pollution.
- No consideration to the pressures for emergency services in the area
- Quality of living for potential residents. No communal social space. No amenity space for residents
- Policy H3. The proposal does not meet the requirement that developments of 10 dwellings or more shall provide 33% affordable housing. The Proposal does not provide for a mix of housing sizes, types and tenure including, and a proportion of affordable housing.
- Affordability. The flats are not affordable housing. These flats are not for those that cannot afford market housing. There is no mention of who the intended purchasers are.
- No disclosure of annual service charges.
- Noise. The noise assessment does not cover the noise emitted from potential occupiers and the noise from day-to-day household activities such as extractor fans when using hob/ oven. Limited detailed assessment.
- Cramped form of development. Number of flats to this building does not meet local needs and to serve only single people. Not desirable. Reduce number of flats and incorporate a mix of flats to serve mix of households
- No provision for charging stations for electric car users.
- Other uses. The building could be used other than housing to improve local economy.
- Neighbour amenity. Flats will overlook people's gardens

Support (3)

- The mills in town are in disrepair and an eyesore. Creating living spaces for people, to work in leek and the surrounding areas would not only improve the look of these buildings would ensure the towns shops and local businesses are supported.
- Generate more income into the town.
- Would like to see some trees or green areas.

Swifts of Leek

We campaign to improve the provision of suitable nesting sites for swifts in Leek. Swifts are on the red list of species that are at risk, having declined drastically in the last twenty or so years. Leek has several small colonies of swifts, one of which we have observed in the area of London Mill. We have not observed birds using that building for nesting, as it appears there is no means of entry for them. However, there have been swifts this season using and investigating the adjacent mill building (I can supply photographic evidence of this). Therefore London Mill would be an ideal building for the inclusion of swift bricks, of which there are many designs readily

available and easily installed. We would recommend that the provision of swift bricks for nesting be included as a condition of the planning permission, if granted.

CONSULTATIONS

Leek Town Council: No comments received

Local Highway Authority:

Site visit 8th June 2023

No objection subject to condition to secure the 20 pedal cycle storage. Comment that this response is issued in the knowledge that no car parking is proposed but also that none is available currently within the curtilage for the existing use or for any other potential use. Application site is close to town centre, bus routes and bus station. Site is in a sustainable location. There are no recorded personal injury collisions on A523 Ashbourne Road within 50m of the proposed building access within the previous 5 years.

Policy Officer:

Key policy issues are:

a) Loss of employment.

Policy E3 of the adopted Local Plan states that development resulting in the loss of existing employment areas and premises will not be permitted unless it can be demonstrated that the site is not suitable for any continued employment use and evidence can be provided or that substantial planning benefits would be achieved through the development of non-employment uses which would outweigh the loss. In the event that either of these apply preference will be given to a mixed use scheme which retains as much employment floorspace as possible. Policy SS5 also encourages mixed use development in mill buildings where consistent with wider policies and Policy E1 also refers to mixed use schemes. Despite the building being empty for a long period of time and the reference to the previous scheme being unviable the planning statement doesn't appear to address the loss of employment use or consideration of a mixed use scheme. No viability evidence appears to have been submitted. Note that the unimplemented residential permission pre-dates Policy E3 of the adopted Local Plan (2020).

b) 5 year land supply.

The most recent published 5-year land supply statement confirms that the district has a supply of 3.71 years on 1st April 2022. Para 11 of the NPPF states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites. Where policies relating to the supply of housing are out-of-date (as a result of not having a five year supply of deliverable housing land), para 11d) i) applies which states that permission should be granted unless 'the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed'; The site is subject to this specific protection set out in footnote as it is a 'designated heritage asset'.

Policy SS4 makes a large windfall site allowance of 15 dwellings per year within the Leek development boundary. The scheme would therefore go some way towards this

and would be a significant benefit given the Council does not have a 5-year land supply.

c) Affordable Housing.

Policy H3 sets out the affordable housing requirement. There is no reference to affordable housing provision as part of the scheme. Vacant Building Credit may apply but no information or viability information is provided.

d) Housing mix.

The application proposes 34 one bedroom single person units. Policy H1 requires proposals of over 10 dwellings to provide a mix of housing in terms of size, type and tenure on the site unless viability or other circumstances exist. Policy H1 states that the final mix should be negotiated with the developer based on housing needs as informed by the SHMA and other factors such as available supply and market demand. Below is the ward based census data with a calculation of the percentages of dwellings for Leek E Ward and the property size and type recommended by the SHMA.

2021 census merged ward	All categories: Number of bedrooms	1-bed	2-bed	3-bed	4-bed +
Leek E	2,373	270	734	818	551
% of housing stock	100%	11%	31%	35%	23%

2021 census merged ward	All categories: Number of bedrooms	1-bed	2-bed	3-bed	4-bed +
Leek E	2,373	270	734	818	551
% of housing stock	100%	11%	31%	35%	23%

34 one bedroom units would bring the housing stock closer to the SHMA recommendations however there is no mix provided within the scheme. The proposed apartments meet the recommended NDSS for 1 bedroom 1 person units (some only just meet the recommended size) and presumably the apartments would be limited to the use of just one person by means of the lease or deed. None of the units meet the minimum NDSS 1 bedroom 2 person unit size.

d) Car parking.

As the site is constrained no car parking is proposed. It is noted that cycle parking would be provided. The site is located in a sustainable location in the town centre however the creation of 34 apartments which are aimed at 'young professionals' could cause significant pressure on on-street and off-street parking in the immediate area. The views of the highways authority should be sought.

e) Listed Building / Conservation Area.

Please seek the advice of the Building Conservation Officer.

f) Regeneration.

The benefits of bringing this unused mill back into use in a sustainable location close to the town centre are clear but this needs to be balanced with the other policy considerations above.

g) Leek Neighbourhood Plan.

Please note that there is an intention to prepare a Leek Neighbourhood Plan however this has not yet advanced.

Head of Housing

No comments received

Conservation Officer

No objection subject to conditions

Advises that the proposal looks to 'save' London Mill, after an extensive period of time of it being empty and disused. I am content the Heritage Statement comprehensively identifies the fabric, and provides the assessment of balancing minimal impact with securing a long term use for the structure.

London Mill forms part of a set of almost markers for Leek's historic industry. The Mill, like others and other associated industrial buildings, provide a sense of place and identity for the town and wider area. London Mill's heritage values are indeed still evident, and although Evidential has been marked fairly low, I do disagree with this to an extent. Simply due to the fact the entire building still stands, with unusual footprint, plan form and unusually decorative fire escape, it is evidence of a piece of Leek's industrial story. It remains part of the urban landscape and vernacular, consequently I don't believe it has low Evidential value simply because internal finishes, fittings and machinery are lost.

On page 17 of the Heritage Statement there appears to be a misprint and unfinished sentence regarding an impact recommendation for the windows. Clarity required.

I note there has been no mention of reinstating a clock at principal elevation. I feel it would be a faithful reinstation providing an enhancement and added interest. Whether it be solar powered or part of the new wiring system I'm sure can be explored.

There are some natural concerns regarding any proposed parking and landscaping, or lack thereof. This of course concerns the listed building's setting and it appears very little can be done to address this in considering the boundary?

I do not encourage photovoltaic panels on the roofs of Listed buildings. However, this is an exceptional case where the height of the building affords the panels to be marginally inconspicuous. I therefore do not foresee that they will be a detriment to the building's character due to this.

I am content with the assessment provided by the Heritage Statement

Environmental Health Officer

No objection subject to conditions

Advises that the site is adjacent to the fairly busy Ashbourne road that is included in the Leek AQMA, and so could be subject emissions from the traffic, and is a material planning consideration. The developer should thus demonstrate that the site is suitable for its proposed use and protect the health of future residents. However, it is understood that mechanical ventilation is to be used as the site is Listed and the existing windows will be retained. As the mechanical ventilation will be utilised this would appear to offer the potential for mitigation of any potential emission should any be determined . A condition is recommended.

The site is a former textile mill and so does have a potential history of contamination, however the proposal is for a conversion and no external garden areas are proposed, therefore the unexpected contamination condition is considered appropriate at this

time

A noise assessment has been submitted with this application. It was conducted by Peak Acoustics ref TB2012226NR dated 16/03/23. The assessment can be accepted and the proposed mitigation should be installed in full.

The assessment reports significant noise caused by road traffic and commercial extraction units impacting areas of this building. The assessment sets out enhanced glazing and air-conditioning as the scheme for mitigation in section 4. There is an assumed wall specification set out in section J and lofted ceiling specification for 3rd floor apartments, if during development this is found to be inaccurate then it should be reported to the LPA with immediate effect. The glazing and ventilation set out in section 4.2 should be complied with as a minimum level of specification. We would advise a pre-completion test is undertaken to confirm compliance with the criteria levels as set out in the submitted noise assessment.

There is a proposal to install air conditioning units. A condition is advised which requires details and installation such that the local noise environment is not adversely impacted i.e existing residents and workers in the vicinity, and new residents in the proposed development.

The internal sound insulation should be conducted in compliance with Building regulations Approved Document E.

It is not clear from the submitted plans where the bin storage area will be located and how it will be maintained

A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition or conversion 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/>

Waste Officer

No issues regarding waste collections

Commissioning Officer, Open space

We are looking to promote opportunities for our residents to take part in all forms of physical activity and movement for health and wellbeing.

As this development is for 34 one bedroom apartments we are unable to request funds for play but we are permitted to request for off-site contributions through a s106 agreement for sports pitches. The new residents of this development do not have any private green space included at the development site and therefore, it will be even more important for them to be able to access good quality facilities within a short distance from the new development.

We would request off-site contributions for sports pitches within a 2km radius of the development site.

Current contributions would be: 34 bedrooms x £705.92 = £23,970

Regeneration Officer

In 2021, Staffordshire Moorlands District Council (SMDC) appointed Lambert Smith Hampton (LSH) to provide a Property Demand Analysis Report to facilitate the re-use of six empty or underutilised mill buildings in and around Leek including London Mill, Ashbourne Road. In 2001, a similar approach was undertaken where a survey of the remaining mill buildings in Leek was completed which led to the subsequent Leek Mill Strategy (2003). This strategy recommended that the Council prioritise six mills, which were considered to be either of more historic value, were most at risk, were located in key sites or part of a wider complex.

London Mill remains under-utilised and largely vacant.

The Mill was acquired by new owners in late 2021 who are able to release capital to re-engage with the repurposing and re-use of the building.

The proposal seeks outline planning approval and listed building consent for the conversion of a grade II listed former textile mill to provide 34 residential apartments including internal and external alterations and associated works.

The proposal would see the loss of 1742 sq. metres of light industrial floorspace however the building is largely un-used and there are no existing employees on the site.

Residential development will impact on the local economy in terms of jobs and purchasing of supplies and services. In order to assess the economic impact of this development, we have used the Council's approved multipliers to prepare these comments.

The proposal for conversion of the former textile mill into 34 apartments will provide the following outputs:

- The new occupant of each new apartment will spend some of their income locally through shopping and use of local services. National research has identified that 34% of all household expenditure is spent at district level or below. For this development of 34 units this is calculated at £315,694 per year.
- Each new unit will generate direct jobs within the construction industry or associated supply chain, of which 25% are likely to be locally based. Indirect Jobs are also generated by local spend in shops and services. This is calculated at an additional local job for every seven new homes. Using these multipliers the development will generate 34 direct jobs and 5 indirect jobs.
- The development will also generate approximately £ 70,029 (Band D Leek) council tax for the area per annum

Proximity to the town centre of Leek will direct much of this spend towards town centre businesses which are within walking distance.

Staffordshire Wildlife Trust

No objection subject to conditions to update the bay survey, protect species during construction and provide biodiversity enhancement

Historic England

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.

Local Lead Flood Authority

No objection subject to condition to ensure that the full detailed drainage design is submitted for review, that a CCTV survey of any existing (and re-used) drainage infrastructure and that a sufficient management regime is in place to ensure the drainage system is maintained over its lifetime.

Staffordshire and Stoke on Trent Integrated Care Board (NHS)

No objection subject to a financial contribution of £10,237 to mitigate impact on local health infrastructure. The contribution is based on the amended scheme of 28 units. Advise that it would be targeted towards supporting the future adaptation/refurbishment/expansion of premises and delivery of digital infrastructure to benefit clinical capacity and patient access within the Leek and Biddulph PCN as appropriate and would be informed by strategic estate plans.

It is requested that the calculated sum is triggered for payment upon no more than 50% occupancy of the development to ensure that an appropriate estate response can commence. It is also requested that such payment should be index linked to the Construction Tender Price Indices (TPIs) with a period of up to 10 years from the occupation of 100% of the development in which to expend the sum in support of enhancing patient access.

Severn Trent Water

No objections to the proposals subject to the inclusion of a drainage condition.

Severn Trent Water advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

Police Architectural Liaison Officer

Staffordshire Police recognise the tremendous opportunity the broad proposals represent to bring this redundant and deteriorating mill back into use, improve its appearance in the process and consequently contribute to the further regeneration of the town as a whole. Consequently, the principle of conversion to residential apartments is viewed positively. Unfortunately, crime prevention or security barely gets a mention, which in the light of the fact that “designing out crime and designing in community safety should be central to the planning and delivery of new development” (NPPG) or in this case redevelopment, is considered an oversight.

Summary the main point raised by the Police as follows:-

a) The Ashbourne Road frontage will be well overlooked with the refurbished railings providing attractive defensible space to the building. A range of measures will be required to minimise the risk of casual ingress which should include but not be limited to suitable signage and CCTV coverage.

b) The Well Street elevation will contain the bin stores/general storage access. Ideally, an external doorset should be installed that has independent third-party certification from a UKAS-accredited certification body to a relevant manual attack-resistant security standard. The routine bin collection arrangements will need to be such that they do not compromise the general security of the building.

c) It is noted that at the rear, two enclosed areas are to be created – one a communal area, and the other containing the relocated sub-station and providing bike storage/electric charging. In both instances, a dwarf wall with railings atop is to be provided, but the benefits of this arrangement are questioned. For each area it would seem preferable for greater privacy and security to be provided by a solid 1.8m/2m high brick wall. The presence of a gate to this bike storage space is noted. This will need to be robust, access controlled and of a height/design which resists climbing. In line with the above comments, in this instance a visually impermeable design would be deemed preferable. The bike storage area will need to be adequately lit to enhance a feeling of safety for users.

d) It is noted in the Transport Statement that “each space would have a hoop to secure the bike to”. This is welcomed as good quality ‘Sheffield hoops’ provide the opportunity for cyclists to secure both wheels and the frame in situ – the most secure arrangement.

e) As with all multi-occupancy accommodation, restricting access into the building to only those who reside there will be critical in terms of security. It is recommended that the main communal building entrance, rear communal entrance, and the individual apartment entrance doorsets in particular, offer a robust (that is, security certified) level of security. The apartment entrance doorsets will need to address security, fire and smoke. For developments of this nature and number of units, a visitor door entry system and access control system should be installed.

f) A well-conceived access control strategy is required for the building. A well-designed, auditable, visitor door entry system and access control system can contribute towards resident security, significantly reduce unwanted outsider attention, and enable effective control and management oversight of the security of the building.

g) As part of an access control strategy, the principle of internal compartmentation should be provided so that only residents living on a particular floor have access to that floor. It is acknowledged that with new build blocks this principle is easier to accommodate compared to redevelopments where certain aspects of the internal layout may be essentially fixed.

h) One excellent aspect of the proposals is the opportunity for a secure lobby to be created, which with access control on the internal communal door (to the stairwell/ground floor) and post room would act as a buffer into the building proper. The mail boxes will need to be suitably robust with those certified to the security standard TS009 an option. The presence of a management room suggests the

attendance of management representatives (how often and for long is unknown), which is viewed positively in terms of security.

i) CCTV is not a universal solution to potential security issues, but the incorporation of a bespoke CCTV system for this premises covering relevant internal/external spaces should be considered as this could provide reassurance to residents in terms of safety and security, deter unwanted external attention by third parties and capture useful images should the need arise including identifying of problem individuals. There are a number of CCTV guidance documents the applicant should be aware

7. OFFICER COMMENT

7.1 Planning law requires that this application is determined in accordance with the Development plan unless material considerations indicate otherwise

Principle

7.2 Policy E3 states that development resulting in the loss of existing employment areas and premises will not be permitted unless it can be demonstrated that the site is not suitable for any continued employment use and evidence can be provided or that substantial planning benefits would be achieved through the development of non-employment uses which would outweigh the loss. In the event that either of these apply the policy says that preference will be given to a mixed use scheme which retains as much employment floorspace as possible. Policy SS5 also encourages mixed use development in mill buildings where consistent with wider policies. Policy E1 similarly refers to the promotion of mixed use schemes on existing employment sites where redevelopment for other uses is proposed.

7.3 Despite the building being empty for a long period of time and reference to the previous scheme being unviable, as the Policy Officer notes the application doesn't appear to address the loss of employment use or consideration of a mixed use scheme in any detail. The Agent responded to these concerns as follows:-

In terms of loss of employment site this building has obviously been vacant / under used for a significant period of time. Whilst previous applications have been permitted for mixed commercial use they have not been implemented as they simply have not been viable. Employment use for this site brings with it its own problems as there is no off street parking and obviously its listed status means that there are issue in terms of subdividing the rooms etc. Redevelopment for residential purposes is the only proposed use which is viable both in terms of financial return but also having regard to the fact that this is a listed building and ensuring an appropriate re-use which safeguards its future in the long term. The council's continued under supply of housing is also a factor which needs to be weighed in the balance and should offset any issues with loss of employment use.

7.4 Although the Agent refers to residential (rather than employment or a mixed use as per policy) being the only viable use, this stance is not supported by any evidence and can therefore be given little weight. There is some sympathy with the Agents comments regarding employment use of this building both in terms of traffic and its suitability for modern day business purposes, noting that the 2016 scheme for 21 workspace units promoted by the Council was never taken forward. Nevertheless there is some conflict with Policy E3.

7.5 There are, however other factors to take into consideration. Firstly Policy DC2 says that the Council will continue its proactive approach to heritage assets at risk and welcomes development proposals which would result in the sympathetic reuse of these

assets in line with NPPF policy. Policy DC2 therefore actively supports the sympathetic reuse of buildings such as this.

7.6 Secondly the adopted Masterplan for Leek (SPD adopted 2014) shows the site to be part of a larger area known as the Eastern Mill Quarter where it says positive support and encouragement will be given to refurbishing and regenerating this important historic area, much of which remains intact, in a mix of uses. The Masterplan recognises that there are a number of mills in this area, including London Mill which are vacant, disused and deteriorating and detracting from the areas potential to act as a key and attractive gateway into the town centre from the East. The London Mill/York area is identified as an Opportunity site with hotel, residential and live/work uses all suggested. There is therefore support for residential reuse in the Masterplan. Policy SS5, the Leek strategy says that the role of Leek as a principal service and retailing centre for the District will be strengthened by amongst other matters establishing new development opportunities in accordance with the adopted Town Centre Masterplan.

7.7 Thirdly national policy positively encourages the bringing back of heritage assets such as this into viable uses consistent with their conservation (Chapter 16 of the NPPF refer). Para 190 of the NPPF says that LPA's should have a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. It says that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

7.8 To conclude therefore on the matter of principle and whilst identifying some conflict with E3 and the loss of employment land and lack of any evidence of viability for a mixed use scheme, there is support for the retention and viable re use of this Listed and prominent landmark building, including residential use in Policies DC2, SS5, in the Leek Town centre masterplan and the NPPF. It is at risk through neglect and decay and it is against this policy background that on balance no objection in principle is raised to the application.

7.9 The other main issues to consider include impact on the Listed building and the Conservation Area, dwelling mix, space standards, residential amenity, access and parking, archaeology, biodiversity, affordable housing and developer contributions. These matters are considered under the various sub headings below

Impact on the Listed Building and the Conservation Area

7.10 The application is supported by a Heritage Statement and Impact Assessment (HIA) prepared by Mel Morris Conservation and a Structural report which concludes that the structure of the property including the roof structure is generally in fair condition with no major signs of distress or movement that is of structural concern. The property it says is robust and more than capable of being converted to domestic apartments .

7.11 LPA's have a statutory duty in decision making to have special regard to the desirability of preserving Listed buildings and their setting under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and under section 72 of the same Act to consider the desirability of preserving or enhancing the character and appearance of the Conservation Area.

7.12 The submitted HIA provides a comprehensive assessment of understanding of the building externally and internally and provides some interesting map regression showing the historical development of this part of Leek. It describes the significance of

this heritage asset and the more limited contribution of its setting. It then assess the impact from the proposals on significance. It identifies some low harm to:-

- a) a)the floor plan from the loss of the internal open spaces due to subdivision,
- b) b)the loss of the fire escape staircase
- c) c)alterations and interventions externally including the modified opening to the return wall to Ashbourne Road frontage and new access to Ashbourne Road boundary wall and,
- d) the photovoltaic roof panels

7.13 It refers to the many small changes to the internal layout of the building, all of which have been justified and which have negligible or no impact and include the provision of a passenger lift, the lining of walls, the introduction of new partitions and the modification of internal masonry.

7.14 Balanced against these impacts the HIA notes the heritage benefits as:-

- the full comprehensive restoration of the listed building, including the reinstatement of missing windows, lintels and cills, and doors
- the repair of the historic roofs,
- the restoration of cast-iron windows;
- the repair and restoration of all masonry and brickwork,
- the repair and re-decoration of historic metalwork;
- the creation of a viable new use which will enable long-term repair.

7.15 The Conservation Officer has considered the application. She accepts the conclusions of the Heritage Statement and Impact Assessment which she says comprehensively identifies the fabric, and provides the assessment of balancing minimal impact with securing a long term use for the structure. She says that London Mill forms part of a set of almost markers for Leek's historic industry and that it, like others Mills and associated industrial buildings, provide a sense of place and identity for the town and wider area.

7.16 The Conservation Officer comments that there has been no mention of reinstating a clock on the principal Ashbourne Road elevation. Her advice is that such a measure would be a faithful reinstatement providing an enhancement and added interest. It can be secured via condition. Finally she says that whilst she does not encourage photovoltaic panels on the roofs of listed buildings, this is an exceptional case where the height of the building affords the panels to be marginally inconspicuous and because of this she does not foresee that they will be detriment to the building's character.

7.17 Overall the Conservation Officer agrees with the HIA i.e. that the level of harm is low and that applying Para 202 of the NPPF the harm is less than substantial and in this case it is outweighed by the public benefit of preserving this important Listed building by bringing it into a viable use via a sensitively designed scheme. The character and appearance of the Conservation Area will also be enhanced
For all of these reasons and subject to conditions to secure the finer detail, there is compliance with Policy DC 2 and the NPPF.

Application for Listed building consent – internal and external alterations

7.18 Member's attention is drawn to the fact that in addition to the planning application, the internal and alterations to this Listed building also require Listed Building Consent. For the reasons discussed above there is no objection to these alterations and thus no objection to the LBC application, subject of course to various conditions to secure the detail, materials and finish.

Dwelling mix

7.19 The application initially proposed 34 single bedroom, single person units. This has subsequently been amended in response to Officer concern with the number of single bedroom single person units reduced to 21 and the inclusion of seven, two bed units (a mix of 3 and 4 person units).

7.20 Policy H1 requires proposals of over 10 dwellings to provide a mix of housing in terms of size, type and tenure on the site unless viability or other circumstances exist. Policy H1 states that the final mix should be negotiated with the developer based on housing needs as informed by the SHMA and other factors such as available supply and market demand.

7.21 Although the applicant has reduced the number of single bedroom, single person units, the scheme is still heavily skewed towards these smaller units which account for 75% of the total scheme. Although this mix weighs against the scheme, it is countered to some extent by the fact that the scheme would bring the housing stock closer to the SHMA recommendations. The latest census information shows that the Leek East ward has a housing mix of 42% 1 and 2 bed and 58% 3 and 4 bed which is at odds with the SHMA recommendation of 60% 1 and 2 beds and 40% 3 and 4 beds. Notwithstanding this, some conflict with Policy H1 is found which requires all housing schemes of 10 or more to provide a mix of size, type and tenure of dwelling

Nationally described space standards (NDSS)

7.22 The NDSS say that for 1 bed, one person units the minimum gross internal floor area must be 37m² where, as in this case, shower rooms are provided rather than bathrooms. All of the 1 bed units meet this standard, albeit some only just. The seven 2 bed units all have gross internal floor areas which exceed the minimum NDSS. The plans have been amended to ensure that all of the units achieve the NDSS in terms of overall internal floor area of the unit, floor area of the bedrooms and minimum widths of the bedrooms. The NDSS set out minimum standards for space which are achieved in the scheme and no issue is raised.

Residential amenity

7.23 Although there are a number of residential properties in close proximity to the application site, notably on Well Street and Ashbourne Road, it is not considered that their amenity will be unduly affected by the proposal in terms of overlooking or loss of privacy. This is because of separation distances and angles of sight. The matter of lack of car parking which is raised repeatedly in the letters of representation is discussed below. In terms of noise/disturbance during construction a condition to secure a Construction and environmental management plan can secure this. A condition is also recommended to ensure provision of the bin storage area before occupation.

7.24 In terms of the amenity of the proposed and future occupiers, the external communal area and bike store to the north has the potential to lead to some issue for Units 3,4 and 5 whose primary windows face onto these spaces. Noise and disturbance is unlikely to be significant. This is because this small outside space is only accessible to residents and does not provide particularly attractive space for sitting out as it is north facing with Cross Street Mill immediately facing. The EHO advises that the sound insulation scheme would also readily mitigate any potential noise from the

proposed substation. In any event if issues were to arise in terms of the use of this outside space the Management company would presumably be able to address. Any privacy issue to Unit 3 and part of Unit 4 is lessened because of lower ground levels such that the bottom of the window cills here are approx. 1.8m high. In terms of Unit 5 (where ground levels are higher) the Agent has put forward options to reduce privacy issues. One involves obscure glazing the lower part of the windows, the other providing a fence on the party wall line so that the communal area would be private space to Unit 5 only albeit accessed from the proposed gate on Well Street. Neither of these options are considered to be an improvement on the proposed arrangement with each leading potentially to other issues.

7.25 The conclusion is that the amenity of Unit 5 is compromised and leads to some limited conflict with Policy DC1 and advice in the NPPF which requires developments to provide a good standard of amenity for all existing and future occupants of buildings.

Access and parking

7.26 The application is accompanied by a Transport Statement which acknowledges that the application site is severely constrained and it does not benefit from any vehicular access nor off road parking. It analyses the proximity of nearby car parks and options for public transport, walking and cycling and concludes that there would be no severe impact and no grounds for a highway refusal.

7.27 As noted above the application building has a very restricted curtilage, as a result of which there is no provision for car parking at the property. This has been the basis for many of the letters of representation received. The lack of parking is regrettable and could be regarded as a shortcoming of the scheme but on the other hand it is not unusual for town centre buildings to be without land; that is the character and nature of town centres. Furthermore whatever use this building is put to, the same problem will be faced. Members accepted the lack of on-site parking in 2016 when they approved the scheme for 21 workspace units.

7.28 Given the significance of this Listed building and the importance of finding a new viable use for it, the highly sustainable location in the town centre, the close proximity to public car parks and a bus station and that the application does provide for secure on site cycle storage facilities, the judgement is that the lack of on site parking is not fatal to this scheme. It is also noted that the Local Highway Authority have raised no objection to the application for similar reasons. Modes of travel other than the car represent a real alternative in this case.

7.29 As described above a new access ramp on the Ashbourne Road frontage forms part of the proposal, providing access to the building. It will sit behind the front boundary wall and provide access to the main entrance via a new side door. A new opening in the wall will be required as shown on the plans. Level changes in this area mean that the ramp will sit below wall height and will thus be 'hidden' from view. No issues are raised by it. There is considered to be compliance with relevant parts of Policies DC1 and T1 and the NPPF

Archaeology

7.30 The County Archaeologist previously raised no objection to the application but advised that a building recording survey be carried out prior to any works to the building. This is because the proposed alterations include the sub division of the four interior floors as well as alterations to the elevations and such works have the potential

to remove or mask any surviving fixtures and fittings which have the potential to inform how the mill operated. This can be secured by condition.

Biodiversity

7.31 The application is accompanied by a Bat survey by E3P. It concludes that a low number of common pipistrelle were identified foraging and commuting over the site. No bats were observed emerging from the mill during the nocturnal bat surveys and no roosts were identified within the building. As such no further surveys, or a Natural England Bat Licence, are required for the conversion of the building to proceed.

7.32 It does say that if the upper floors or soffits of the building require works, the works should be undertaken outside of breeding bird season (March to September inclusive). If these are not possible, a suitably qualified ecologist should undertake a nesting bird check up to 24 hrs before works commence. If a nest, or nest in construction, is located, then a stand-off distance should be maintained until the young have fledged.

7.33 Staffordshire Wildlife Trust raise no objection to the application subject to conditions to require further bat surveys, species protection during construction and biodiversity enhancement to include swift boxes/bricks, a matter suggested in the letter of representation from Swifts of Leek. With these in place there is compliance with Policy NE 1 and the NPPF

Affordable housing

7.34 The applicant is not proposing any affordable housing as part of the scheme and relies upon the vacant building credit.

7.35 The NPPF advises that in order 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. The developer is effectively offered a credit equivalent to the existing gross floorspace. The National Planning Practice Guidance provides further detail and Appendix 1 of the Councils SPD Developer Contributions provides a worked example. In this case and applying the formula, a nil requirement results. No affordable housing is therefore sought or proposed and this is in line with policy. No issue is raised.

Developer contributions

7.37 The NPPF confirms that it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The applicant in this case has not submitted a viability assessment. The development must therefore be assumed to be viable.

7.38 Policy SS12 says that development proposals will be required to provide or meet the reasonable costs of providing the on-site and off-site infrastructure facilities and/or mitigation necessary. It refers to the recently adopted SPD Developer Contributions which provides further guidance as to how contributions will be calculated and confirms that all Section 106 Agreements will be subject to a monitoring fee

Public open space

7.39 Policy C2 expects that residential developments of 10 dwellings or more will make provision or a contribution towards provision of open space, sports and recreation facilities where necessary.

7.40 The Commissioning Officer for Open space has considered the application. He requests a financial contribution towards the provision off site of sports pitches. He comments that the new residents of this development will not have access to private green space within the development and because of this, it will be even more important for them to be able to access good quality facilities within a short distance from the new development. A contribution towards sports pitches is therefore requested to be used within a 2km radius of the development site. Based on the 2023-24 figures the contributions would be £705.92 per unit. This can be secured through a Section 106 Agreement

Health

7.41 Policies SS1 and SS5 expect new development to contribute towards increased and improved provision of health facilities.

7.42 The Staffordshire and Stoke on Trent Integrated Care Board (NHS) has considered the application and requests a financial contribution of £10,237 to mitigate impact on local health infrastructure based on the amended of 28 units. The money would be targeted towards supporting the future adaptation/refurbishment/expansion of premises and the delivery of digital infrastructure to benefit clinical capacity and patient access within the Leek and Biddulph PCN as appropriate and would be informed by strategic estate plans. It is requested that the calculated sum is triggered for payment upon no more than 50% occupancy of the development to ensure that an appropriate estate response can commence. This can be secured through a Section 106 Agreement

7.43 The applicant has committed to making the requested contribution towards off site playing field provision and health infrastructure as described above. With a Section 106 Agreement in place to secure these, there is compliance with relevant parts of Policies SS1, SS5, SS12 and C2

Other Issues

7.44 The Police Architectural Liaison Officer was critical that the applicant had not detailed measures to address crime and security. The applicants have responded by including some cycle storage inside the building as well as externally. In addition they make the following points:-

- a) Regarding safety of cycles externally they cannot see that this is any different to a dwelling relying on on street parking for their vehicle which can just as easily be targeted to vandalism or theft.
- b) Police response which confirms that the Sheffield hoop cycle store proposed is the most secure arrangement which can be provided.
- c) Signage and CCTV will be provided and can be controlled via a suitably worded planning condition;
- d) Comments regarding visitor door entry system and access control system are noted. Each floor will be key coded and again this can be secured via a suitably worded planning condition;
- e) The request for a 2m high solid wall at the rear of the communal and bike storage areas cannot be provided. The dwarf wall with railings arrangement

proposed matches the existing on the front of the building. A 2m high wall in close proximity to windows serving the ground floor units would be unacceptable to the council they say on amenity grounds and would impact adversely upon outlook and be overbearing. A 2m high walled enclosure they say would also likely be unacceptable to the Conservation Officer. The cycle storage area will however be adequately lit and covered by CCTV again both of these arrangements could be controlled via a suitably worded planning condition.

- f) Comments regarding doorsets and ground floor accessible windows are noted. Overall these will be covered by Building Regulations requirements but a condition could be imposed if necessary requiring provision of a scheme for approval. Issues regarding security, fire and smoke are noted and have been considered in the layout and subdivision of the building.
- g) The suggested amendments regarding internal access within the building raised at paragraphs 16 and 17 of the response cannot be complied with due to fire and smoke regulations. These units need to be protected and the doors cannot be moved to facilitate the requested changes as they would no longer be compliant. Very careful consideration has been given to the internal layout both in terms of fire and resident safety.

7.45 The plans do now show provision within the scheme for secure cycle storage with provision of EV charging points inside the building as well as ground mounted racks in the rear communal area. A condition is recommended to ensure these are installed and available for use prior to first occupation of any of the units. A further condition is recommended to agree a scheme of measures to design out crime (picking up of points raised by Police and Agent above) and again for the agreed measures to be in place before first occupation. With these in place the scheme can be made acceptable in terms of preventing crime and providing a safe environment in line with Policy DC1 and the NPPF

7.46 The Block and Ground floor plans show a substation fronting onto Well Street. The plans say that this would be subject to a separate submission by National Grid. It is likely, on the information provided that any statutory undertaker wishing to erect such substation would need prior approval from the Council who would have the opportunity to comment on design and external appearance at that stage. However it is very likely to consist of a standard metal cabinet to which access will be required. It is an unfortunate element of the scheme, fronting Well street as it does but not considered to be so harmful as to be fatal to the scheme.

7.47 The provision of solar panels is welcomed and positively supported in Policy SD2 and national policy. The impact of these on the building itself is considered elsewhere.

8. CONCLUSION & PLANNING BALANCE

8.1 This planning application raises a number of competing issues but it is concluded that overall compliance with the Development Plan is achieved. There is some conflict with Policies H1 and DC1 in terms of mix, the amenity in particular of Units 3,4 and 5 and the substation but strong accordance with Policies DC2 and SS5 which positively support the sympathetic reuse of this important and prominent Listed mill which marks the gateway into Leek and signifies the towns historic industry. The proposal will help to strengthen the role of Leek as the principal service centre and a market town and support its regeneration. The Conservation Officer and Regeneration Officer are both supportive of the scheme. There is an opportunity for this development to act as a catalyst to the further regeneration of this part of Leek. The proposal will also deliver much needed housing in circumstances of a significant

under supply in the District and this is also a positive factor as is the provision of solar panels which Policy SD2 supports and encourages.

8.2 The inability to provide any parking is regrettable but this is a highly sustainable location within the town centre, close to the bus station and public car parks and cycling provision has been designed into the scheme. Modes of travel other than by car therefore represent a very real alternative in this case. It is also the case that whatever use the building is put to this same issue will be faced. Indeed in 2016 the Council came to this conclusion in 2016 in granting permission for the conversion of the building to 21 managed workspace units.

8.3 The recommendation is therefore to grant Planning permission and Listed building consent subject to the prior completion of a Section 106 Agreement to secure financial contributions to mitigate the impact of the development on local public open space and health infrastructure and a monitoring fee and the conditions as listed below

9. RECOMMENDATIONS

Recommendation A SMD/2023/0191

That planning permission be granted subject to the prior completion of a Section 106 Agreement to secure financial contributions towards health and public open space to mitigate the impact from the development on local provision, a monitoring fee and the following conditions:-

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

Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2.The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan	2023-2760-11
Block Plan	2023-2760-10A
Existing Block Plan	2023-2760 09
Proposed Elevations (West and East)	2023-2760-08B
Proposed Elevations (North and South)	2023-0760-07B
Existing floor plans (Ground, first and second floor)	2023-0760-01A
Existing floor plans (Third, roof void, roof plan)	2023-0760 02
Existing elevations (North and South)	2023-2760 03
Existing elevations (West and East)	2023 2760 04A
Proposed floor plans (Ground, first, second)	2023 2760 05H
Proposed floor plans (third)	2023 2760 06F

Reason:- For the avoidance of doubt and in the interests of proper planning.

3.No more than 28 apartments shall be provided in the building hereby permitted

Reason: To define the permission and in the interests highway safety and providing a suitable mix of units that meet NDSS standards

Drainage

4. The development hereby permitted shall not be commenced until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the development hereby approved is first brought into use.

Reason:- To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

5. No development shall commence until such time that a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme design must demonstrate:

a) If the existing drainage system is to be re-used, the applicant undertakes a CCTV Survey of the existing drainage system and outfall point to demonstrate that the drainage system is in good condition and has a confirmed outfall point for surface waters.

b) Detailed design plan showing the layout of any existing/ new drainage network, including details on any attenuation SuDS features (see below) and the outfall arrangements.

c) Due to the impact of climate change over the building's lifetime, the detailed drainage design shall incorporate features to the perimeter of the building to provide betterment in/ reduce the total volume of Site runoff following development. Features such as water butts, rainwater gardens at the base of down pipes, and/ or permeable paving would be considered appropriate on this Site.

d) An acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development. This shall include the name and contact details of the body(-ies) responsible.

The development shall thereafter proceed in accordance with the approved Scheme

Reason:- To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development.

Window, Door and Roof Details

6. Notwithstanding the submitted plans, no development shall commence until the following detail has been submitted to and approved in writing by the Local Planning Authority

a) Marked up elevation plans identifying those windows and doors to be retained for repair, those which are lost, and those that will be replaced.

b) A detailed Schedule of Work for the refurbishment/ repair of existing windows and doors to include (but not limited to) method of repair and suggested paint analysis.

c) Full details of all new windows to include frame type, material, colour code, glazing, fittings, fixtures, surrounds and which to be openers and fixed lights shown on a schedule.

d) Full details of all new doors to include material type, colour code, surround and any door glazing pieces. In particular the ground floor front main door, further entry doors and doors located at decorative staircase.

e) Full details of secondary glazing and manufacturers details

e) Method statement and materials for the blocking up of existing window and door openings

f) Full details including scaled drawings of the replacement conservation roof lights and manufacturers detail

h) Full details of all roof repairs. Original roof slates to be retained and re used

The works to the building shall thereafter be carried out strictly in accordance with the agreed details and before first occupation of any of the units hereby permitted

Reasons: To protect and retain the historical and architectural integrity of the heritage asset.

Reinstatement of clock

7. Prior to the commencement of development details for the reinstatement of a working clockface on the principle elevation (Ashbourne Road) shall be submitted to and approved in writing by the Local Planning Authority. The agreed clock shall be installed and in full working order before first occupation of any of the units hereby approved.

Reasons: To protect and enhance the historical and architectural integrity of the heritage asset.

Solar panels

8. Notwithstanding the submitted plans, no PV panels shall be installed on the roof until such time that full details have been submitted to and approved in writing by the Local Planning Authority. Such detail to include method of attachment, sizes, amount, weight, finish and manufacturers details. The panels shall subsequently be installed only in accordance with the agreed details and before any of the units hereby approved are first brought into use

Reasons: To protect and retain the historical and architectural integrity of the heritage asset.

Works to the building fabric

9. Notwithstanding the submitted plans no development shall take place until such time that a Schedule of Works for the refurbishment and repair of the decorative staircase on the Ashbourne Road (south) elevation has been submitted to and approved in writing by the Local Planning Authority. The works to the staircase shall thereafter be carried out strictly in accordance with the agreed details and completed prior to first occupation of any of the units hereby approved

Reasons: To protect and retain the historical and architectural integrity of the heritage asset.

10. Notwithstanding the submitted plans no development shall commence until such time that the following have been submitted to and approved in writing by the Local Planning Authority

a) Schedule of historic features

b) Details for the retention of the cast iron internal supporting joists with Repair summary if deemed necessary including paint type and colour code.

c) Detail drawings/sections regarding proposed inner shell, 'independent metal wall lining'.

d) Material details of insulation for walling and roofing.

e) Small test area or sample area of the DOFF system (in order to identify if this is appropriate) for the removal of graffiti and other such damage to the rear.

f) Details of the Helibars and their locations.

g) Details of all vents and ducts including the smoke vents

g) Material details and style of appropriate rainwater goods including hoppers, brackets and end pieces

g) Material details and style of appropriate rainwater goods including hoppers,

brackets and end pieces

The development shall thereafter be carried out strictly in accordance with the agreed details

Reasons: To protect and retain the historical and architectural integrity of the heritage asset.

11. No development shall be commenced until full details of the following external works shown on Drawings 2023-2370-10A and 2023-2760-05H have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the development is first brought into use.

- a) proposed access ramp including alteration to the boundary wall, alterations to the building, existing and proposed levels and surfacing
- b) wall, railings, steps and hardstanding to the north enclosing the bike store and communal area
- c) bin access details at service entrance
- d) Substation
- e) Gate into communal area from Well street
- f) External lighting scheme

Reason:- To protect the character and integrity of the setting of this Listed building and in the interests of the character and appearance of the Conservation Area

12.No development shall be commenced until full details including scaled drawings of the intervention at the lobby with alteration to glazed screen at Post Room have been submitted to and approved in writing by the Local Planning Authority. The development s shall be carried out in accordance with the approved details before the development is first brought into use.

Reason:- To protect and retain the historical and architectural integrity of the heritage asset and in the interests of safety and security of residents

Bin store

13. None of the units hereby approved shall be occupied until such time that the bin store area is installed and all bins are fully available for use.

Reason:- In the interests of the amenity of residents and the surrounding area

Archaeology

14.Prior to the commencement of the development hereby permitted a written scheme of archaeological investigation ('the scheme') shall be submitted to and approved in writing by the LPA. The scheme shall provide details of the programme of archeological works to be carried out within the site, including post-excavation reporting and appropriate publication. The Scheme shall thereafter be implemented in full in accordance with the approved plans

Reason:- To protect archaeological interests.

Biodiversity

15. Prior to commencement of development an up to date bat activity survey shall be undertaken as a precautionary measure with the results and any mitigation required submitted to and approved in writing by the Local Planning Authority. Should bat roost(s) be identified, development shall not commenced until such time that a licence from Natural England has been granted.

Reason: In the interests of protected species as the bat surveys were completed at the end of the 2022 survey season, and should therefore be updated to determine if the likely absence of bat roosts is still valid.

16. No development shall take place until such time that a Construction and Ecological Management Plan has been submitted to and approved in writing by the Local planning Authority and shall include measures to avoid harm to nesting birds, as recommended in Section 4.2 of the submitted PEA. The development shall thereafter proceed only in accordance with the agreed details

Reason:- In the interests of protected species

17. No development shall take place until such time that an Ecology Design Statement has been submitted to and approved in writing by the Local Planning Authority. Amongst other matters it should include for swift boxes/bricks and bat boxes/bricks to be integrated into the design. The development shall thereafter be carried out strictly in accordance with the agreed details and timetable

Reason: To secure a net gain in biodiversity

Designing out crime

18. Prior to any part of the development hereby approved coming into first use, a Scheme of measures to prevent crime and provide a safe environment (as generally described in the letter dated 9th June 2023 from Staffordshire Police and response from Sammons Architectural dated 14th November 2023) has been submitted to and approved in writing by the Local Planning Authority. Such Scheme shall include implementation timescale. The development shall subsequently be carried out strictly in accordance with the approved Scheme and timescale

Reason:- In the interests of providing a secure and safe living environment, to minimise criminal/anti-social opportunities and to avoid a lack of provision, which could have a detrimental impact upon the amenity of future occupants.

Cycling

19. None of the units hereby approved shall be occupied until such time that details of the internal and external cycle racks and related EV charging points as shown on the approved plans have been submitted to and approved in writing by the Local Planning Authority and subsequently installed as approved and made available for use

Reason:- To ensure the provision on -site of secure cycle storage to facilitate cycling

Air Quality Assessment

20. Prior to the commencement of development an Air Quality Assessment shall be carried out and submitted to and approved in writing by the local planning authority. It should include, if required, a scheme for protecting the future residential occupiers of the building[s] from the effects of nitrogen dioxide/airborne particulate matter (PM10 and PM2.5). All works which form part of the approved scheme shall subsequently be completed prior to the occupation of the building hereby approved, and thereafter maintained for the lifetime of the development.

Reason:- To protect future occupiers of the building from pollution

Noise during construction

21. Unless prior permission has been obtained in writing from the Local

Planning Authority, all noisy activities shall be restricted to the following times of operations.

- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

In this instance a noisy 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.

Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

Construction & Demolition: Pollution Control

22. The construction phase shall adhere to the following at all times:-

- I. 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. All waste transfer records should be retained for inspection by officers of the Local Planning Authority;
- II. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely affect 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;
- III. During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary;
- IV. All demolition/construction vehicles shall have their wheels cleaned before leaving the site;
- V. Any generators used on site should be sufficiently attenuated so that any noise generated during their operation shall be inaudible inside any nearby noise sensitive premise.

Reason: To protect the amenities of the area during construction

Unexpected Contamination

23. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not commence any further until an initial investigation and risk assessment has been completed in accordance with a scheme to be first agreed in writing by the Local Planning Authority, which shall assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exist to any identified receptors, development shall not commence further 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 shall be subject to the written approval of the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details.

Reason :- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human

health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Plant and machinery Noise

24. The machinery, plant or equipment including air conditioning units installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014. The details and location of any plant or machinery to be installed under this permission shall first be submitted to and approved in writing by the Local Planning Authority. The development shall proceed strictly and only in accordance with the approved installations.

Reason:- To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.

Sound Insulation (Residential)

25. Prior to any part of the development first being occupied pre-completion tests shall be carried out to verify compliance with the submitted and approved Noise Assessment prepared by Peak Acoustics ref TB2012226NR dated 16/03/23. The raw data, calculations and results from the pre-completion tests shall be submitted to the Local Planning Authority for its written approval before any of the units hereby approved are occupied.

Reason: To protect future occupiers from noise and safeguard their residential amenities.

Informatives

1.The Council has sought negotiated a sustainable form of development which complies with the provisions of the NPPF.

2.Your attention is drawn to the letter form Severn Trent Water dated 12th June 2023

Recommendation B SMD/2023/0192

That Listed Building Consent be granted subject to the following conditions:-

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Not later than 3 days after development/works first begin on site written notice shall be given to the Local Planning Authority of the date on which development/works first commenced.

Reason:- To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and to ensure the Local Planning Authority is informed of the commencement of the first works on the site.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan	2023-2760-11
Block Plan	2023-2760-10A
Existing Block Plan	2023-2760 09
Proposed Elevations (West and East)	2023-2760-08B
Proposed Elevations (North and South)	2023-0760-07B
Existing floor plans (Ground, first and second floor)	2023-0760-01A
Existing floor plans (Third, roof void, roof plan)	2023-0760 02
Existing elevations (North and South)	2023-2760 03
Existing elevations (West and East)	2023 2760 04A
Proposed floor plans (Ground, first, second)	2023 2760 05H
Proposed floor plans (third)	2023 2760 06F

Reason:- For the avoidance of doubt and in the interests of proper planning.

Building Details

6. Notwithstanding the submitted plans, no development shall commence until the following detail has been submitted to and approved in writing by the Local Planning Authority

- a) Marked up elevation plans identifying those windows and doors to be retained for repair, those which are lost, and those that will be replaced.
- b) A detailed Schedule of Work for the refurbishment/ repair of existing windows and doors to include (but not limited to) method of repair and suggested paint analysis.
- c) Full details of all new windows to include frame type, material, colour code, glazing, fittings, fixtures, surrounds and which to be openers and fixed lights shown on a schedule.
- d) Full details of all new doors to include material type, colour code, surround and any door glazing pieces. In particular the ground floor front main door, further entry doors and doors located at decorative staircase.
- e) Full details of secondary glazing and manufacturers details
- e) Method statement and materials for the blocking up of existing window and door openings
- f) Full details including scaled drawings of the replacement conservation roof lights and manufacturers detail
- h) Full details of any roof repairs. Original roof slates to be retained and re used

The works to the building shall thereafter be carried out strictly in accordance with the agreed details and before first occupation of any of the units hereby permitted

Reasons: To protect and retain the historical and architectural integrity of the heritage asset.

Reinstatement of clock

7. Prior to the commencement of development details for the reinstatement of a working clockface on the principle elevation (Ashbourne Road) shall be submitted to and approved in writing by the Local Planning Authority. The agreed clock shall be installed and in full working order before first occupation of any of the units hereby approved.

Reasons: To protect and enhance the historical and architectural integrity of the heritage asset.

Solar panels

8. Notwithstanding the submitted plans, no PV panels shall be installed on the roof until such time that full details have been submitted to and approved in

writing by the Local Planning Authority. Such detail to include method of attachment, sizes, amount, weight, finish and manufacturers details. The panels shall subsequently be installed only in accordance with the agreed details and before any of the units hereby approved are first brought into use
Reasons: To protect and retain the historical and architectural integrity of the heritage asset.

Works to the building fabric

9. Notwithstanding the submitted plans no development shall take place until such time that a Schedule of Works for the refurbishment and repair of the decorative staircase on the Ashbourne Road (south) elevation has been submitted to and approved in writing by the Local Planning Authority. The works to the staircase shall thereafter be carried out strictly in accordance with the agreed details and completed prior to first occupation of any of the units hereby approved

Reasons: To protect and retain the historical and architectural integrity of the heritage asset.

10. Notwithstanding the submitted plans no development shall commence until such time that the following have been submitted to and approved in writing by the Local Planning Authority

- a) Schedule of historic features
- b) Details for the retention of the cast iron internal supporting joists with Repair summary if deemed necessary including paint type and colour code.
- c) Detail drawings/sections regarding proposed inner shell, 'independent metal wall lining'.
- d) Material details of insulation for walling and roofing.
- e) Small test area or sample area of the DOFF system (in order to identify if this is appropriate) for the removal of graffiti and other such damage to the rear.
- f) Details of the Helibars and their locations.
- g) Details of all vents and ducts including the smoke vents
- h) Material details and style of appropriate rainwater goods including hoppers, brackets and end pieces

The development shall thereafter be carried out strictly in accordance with the agreed details

Reasons: To protect and retain the historical and architectural integrity of the heritage asset.

11. No development shall be commenced until full details of the following external works shown on Drawings 2023-2370-10A and 2023-2760-05H have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the development is first brought into use.

- VI. proposed access ramp including alteration to the boundary wall, alterations to the building, existing and proposed levels and surfacing
- VII. wall, railings, steps and hardstanding to the north enclosing the bike store and communal area
- VIII. bin access details at service entrance
- IX. Substation
- X. Gate into communal area from Well street
- XI. External lighting scheme

Reason:- To protect the character and integrity of the setting of this Listed building and in the interests of the character and appearance of the

Conservation Area

12.No development shall be commenced until full details including scaled drawings of the intervention at the lobby with alteration to glazed screen at Post Room have been submitted to and approved in writing by the Local Planning Authority. The development s shall be carried out in accordance with the approved details before the development is first brought into use.

Reason:- To protect and retain the historical and architectural integrity of the heritage asset and in the interests of safety and security of residents

Informatives

1.The Council has sought negotiated a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

Recommendation C

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 Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

