

ADDENDUM REPORT

HIGH PEAK BOROUGH COUNCIL DEVELOPMENT CONTROL COMMITTEE

Date: 26th February 2024

Application No:	HPK/2022/0376 (FULL) HPK/2022/0377 (LBC)		
Location	Grove Hotel, Grove Parade, Terrace Road, Buxton,		
Proposal	Full planning permission for 17 apartments and two extensions to the rear elevation, and, Listed Building Consent for 17 apartments two extensions to the rear elevation.		
Applicant	AH2 Buxton Limited		
Agent	Mr Chris Russell, Still House Design		
Parish/ward	Buxton Central Ward	Date registered	30 th September 2022
If you have a question about this report please contact: Rachael Simpkin rachael.simpkin@highpeak.gov.uk			

1. REFERRAL

- 1.1 This addendum report deals only with matters relating to heritage, flood risk, ecology (bats), lift provision and other matters which have arisen since the previous report which was presented to the 22nd May 2023 DC Committee and should be read in conjunction with that original officer report (attached at Appendix 1) which deals with all other matters.

2. SUMMARY OF RECOMMENDATION

APPROVE, subject to recommended conditions for both applications and securing a s106 planning agreement in relation to planning application ref. HPK/2022/0376 (FULL).

3. MAIN REPORT

- 3.1 This major planning application and listed building application for the conversion of the former Grove Hotel to 17 residential apartments was presented to the 22nd May 2023 Development Control (DC) Committee and received a resolution of approval subject to securing recommended planning / listed building conditions, completion of a s106 agreement in relation to identified planning obligations and satisfaction of outstanding flood risk matters as outlined within the original officer report and updates. The premises comprises of a Grade II listed building within a prominent town centre location falling within the Buxton Central Conservation Area and Local Plan allocation DS22 'Station Road and Spring Gardens Regeneration Area'

- 3.2 The pending applications have been returned to DC Committee owing to the discovery of both the removal of some original flooring as well as extensive lath and plaster ceilings by the applicant within the building. In turn, and following officer requests, the applicant has submitted further information, particularly in relation to the condition of structural timbers within the building with remediation proposals focussed on heritage conservation, detailed gazetteer of the significance of the internal fabric of the building on a room by room basis, including retention and repair schedule and staircase addendum to address the above issues raised to support the proposed conversion scheme for 17 apartments. In addition, an updated bat report has been included within the applicant's latest revised submission.
- 3.3 In detail, and in response to the above issues raised, the applicant has submitted the following additional documents and revised plans since the application was originally considered by Members as follows:
- Proposed Roof Plan GA ref. C600 Rev H
 - P700 Proposed Elevations - Sheet 1 ref. C700 Rev B
 - P700 Proposed Elevations - Sheet 1 ref. C701 Rev B
 - Proposed Canopy works P800 Rev C
 - Location Plan L001 Rev E
 - Design and Access Statement Rev 2
 - Bat Survey dated May 2023
 - Hutton & Rostrum timber survey (roof) dated 5th June 2023
 - Floyd Consultancy timber survey (floor timber and lintels) dated 21st September 2023
 - Renaissance Report on proposed remedial works to the building dated October 2023
 - Heritage Unlimited's Gazetteer dated January 2023
 - Heritage Unlimited's significance overlay plans dated January 2023
 - Heritage Unlimited's schedule of works January 2023
 - Heritage Unlimited's Heritage Statement addendum concerning two of the existing staircases January 2023
- 3.4 With regard to the extensive removal of the building's ceilings, the applicant considers discussions concerning the investigation i.e. exposure of the building's structure and particularly in relation to timber rot to allow necessary repair / replacement / refurbishment to be undertaken has led to an unfortunate misunderstanding between the parties involved regarding a specific requirement to retain building fabric in relation to ceilings. The applicant has considered the stripping out work to be necessary in relation to undertaking the timber surveys, which in turn have enabled the 'Renaissance Report' to be produced, which outlines the required repair and remedial works to restore the structure of the building as existing whilst supporting the conversion scheme.

- 3.5 Furthermore, the lath and plaster ceilings have been identified as relatively modern (due to the machined nature of the laths and the heads of the nails) therefore minimising heritage loss as confirmed by the applicant.
- 3.6 In addition, the existing floorboards have been lifted in rooms 13 and 14 on the first floor as noted within the recently provided overlay plans to allow for surveying of the joists to verify any requirements for remedial works whilst assessing the voids to assist in establishing fire resistance in relation to building regulations compliance as discussed by the applicant. They also confirm these floor boards have been set aside ready for relaying after the floor has been upgraded to the necessary standards.
- 3.7 The applications and details attached to it, including the plans, supporting documents, representations, consultee responses and revisions can be found on the Council's website at:

HPK/2022/0376:

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=256711>

HPK/2022/0377:

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=256712>

4. CONSULTATIONS

Neighbour representations (after original committee report publication):

None

Consultee	Comment	Officer response
County Emergency Planning	Conditional Response	Refer to Report
<p>05.07.23</p> <p>I can confirm that I am happy with the content of Appendix 8 relating to the Flood Risk Emergency Plan and evacuation procedures.</p> <p>15.06.23</p> <p>I have reviewed the Flood Risk Emergency Plan element of the FRA, which I</p>		

am in principle in agreement with.

The preference will always be for safe evacuation when provided with enough information to do so. The least preferred option identified is safe refuge on an upper floor. In this case this is acceptable because due to the nature of the rapid catchment, any flood event is likely to be of a shorter duration.

I would also ask them to include the specific EA Flood Warning that they would need to sign up to which is the 'River Wye and Hogshaw Brook at Buxton' FWA code 034FWFWYBUXTON

County Education

No contributions required

Refer to Report

21.12.23

Many thanks for the opportunity to re-evaluate the education response on HPK/2022/0376. DCC last education response to this application was dated 23/05/2023. We have re-run the figures, and there is no change. As such the County Council's previous response still stands, and no education contributions are requested.

Derbyshire Wildlife Trust

Awaited (Revised)

Refer to Updates Report

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05.02.24

The existing Bat Report describes quite a comprehensive building inspection, including access to most roof voids at that time (You can see plenty of photos of the internal roof voids in Appendix 2). No evidence of bats was found.

There were some rooms with only small inspection hatches and a visual inspection was carried out from the loft hatch but not up in the void. Whilst an update visit may now enable greater access to these areas, it is probably unlikely to identify anything new. There was quite clearly no evidence of a maternity roost anywhere in the roof during the building inspection and no external access such as missing tiles etc.

The issue will be if the building is left with holes in the roof for a prolonged period of time. It is possible that bats may find their way in and an update inspection may become necessary down the line. Were these unauthorised works carried out just last year?

HPBC Conservation Officer

No objections subject to conditions.

Refer to Report

14.02.24

There is now identified, less than substantial harm for this scheme and in terms of scale it would be in the centre of this. Below includes annotation of action in **bold** to be completed by the applicant.

The proposed removal of building fabric is more extensive than realised. In order to reach a practical compromise to the loss of the Georgian stairs, I encourage an effort to counteract the harm from that demolition with this:

The full ground floor foyer including panelling on the ground floor, doors, fittings and fixtures are to be enhanced and are to be retained as a way to alleviate the harm caused by this staircase demolition. With this I encourage retention of the cabinet to the wall on entry, to showcase some copies of the hotel's original floorplans and some copies of historic photographs of the building. (We have done similar things with another of Buxton's former Vic/Georgian hotels).

Unfortunately on the schedule of works for the panelling it is proposed it is simply stripped clean, and walls repainted. This does not have the character or special interest of the building in mind, is not contextual to its era, and I do not assess that as an appropriate alternative.

The use of the proposed '*intumescent paint 1 hour fire resistance*' as noted in the repair schedule can be extended to this area in light of this. Hotels of this nature have a traditional entry, often than not they are fairly grand. It is part of their identity and legibility of former use. It has been assessed as having medium significance. Complete with the restoration of the front doors and canopy, it is deemed a way to salvage what is left of this buildings character. This is not unreasonable or excessive.

With regard to the front doors, they are currently grey and I do not find the proposed colour black appropriate. I encourage options of regal greens be presented for choice in order to acknowledge the colours of the stained glass nameplate above.

Action: to now be included in the schedule of works:

- the retention of the panelling across ground floor level with the inclusion of fire resistant paint, other timber finishes after application to be explored.
- the retention of doors and respective fittings and fixtures with the inclusion of fire resistant paint, other timber finishes after application to be explored.
- repair and enhancement of the walling across ground floor with the inclusion of new paintwork, and plasterwork repair where necessary. New paintwork RAL code and type will need to be demonstrated where necessary.
- Repair and enhancement of flooring across ground floor area. Material

type and colour TBC.

- The retention of the detailed joinery and cupboard to include within it copies of photographs and plans of heritage interest as described above.
- Update proposed colour choice for doors to be a regal green. RAL codes and paint type to be demonstrated.
- Detail of intercom type, colour/finish, size and placement to be made clearer. This should be shown in elevation for this area due to level of historic interest and character, additionally this should be subservient to the character of the frontage.
- Front door original furniture or fittings to be repaired cleaned and retained.

Canopy works.

1. Chosen colour for Canopy repaint.

Black is acceptable for the ironwork. **Action:** An RAL code and paint type will need to be demonstrated. Other repainting of detailed ornamentation on the canopy is to match existing – such as but not limited to the floral shapes, are emphasised with golds and silvers. **Action:** These RAL codes and paint type will need to be demonstrated.

2. Replacement glass panes.

Matching/Georgian wired glass samples will need to be demonstrated.

3. Temporary and long term solution.

Action: Both solutions need to be made clearer in terms of what is classed as 'temporary, and long term'.

Action: include method/s of protecting both the glasswork, stained glass, and ironwork at the canopy from other works to the rest of the building and upper floors, during this project.

Pre-occupation conditions and other conditions to be addressed in due course.

To conclude:

There is identified, less than substantial harm for this scheme and in terms of scale it would be in the centre of this. However, assessment finds that there are benefits to outweigh this harm, and in addition provide further enhancement to the scheme. I advise the amendments as above are made in order to receive full support.

<p>HPBC Independent Structural Engineer</p>	<p>Awaited</p>	<p>Refer to Updates Report</p>
<p>-</p>		
<p>HPBC Waste</p>	<p>Insufficient Information</p>	<p>Refer to Updates Report</p>

<p>22.05.23</p> <p>The bin store is now fit for purpose. However, can the applicant provide a drawing showing the access for the Waste Collection Vehicle. This must be able to accommodate a vehicle up to 26 Tonnes.</p> <p>If the vehicle cannot access the bins directly (i.e. by parking next to the bin store) then I will not be able to support this application.</p>		
<p>Nestle Waters & Healthy Beverages</p>	<p>No objection</p>	<p>Refer to Report</p>
<p>16.10.23:</p> <p>The agent's response is deemed to be satisfactory.</p>		

4. OFFICER COMMENTS

Heritage & Design

4.1 With regard to the original officer report considered by Members, the schedule of proposed works for the conversion of the hotel into 17, one and two-bedroomed apartments on the first, second and third floors with ancillary residents' cycle and refuse storage on the ground floor was detailed as follows:

- Two infill additions to the eastern (rear elevation) for accommodation and stairwell including glazing curtain and traditional sash windows.
- Removal of existing staircases to provide for additional accommodation.
- Interior repartitioning of room spaces, including infilling of existing doorways surplus to requirements.
- Installation of new plumbing for kitchen and bathrooms.

4.2 The Council's Conservation Officer has commented upon the revised scheme documents and plans noting that the proposed removal of building fabric is more extensive than previously realised following the strip out works. The removed ceilings, however, can be appropriately reinstated as lath and plaster with a suitable methodology to be agreed via a planning condition.

4.3 The full ground floor foyer including panelling on the ground floor, doors, fittings and fixtures are to be retained and enhanced to alleviate the harm caused by the Georgian staircase demolition, together with the full restoration of the front doors and external canopy, which the Conservation Officer considers as a way to preserve the significance of

the building's character as a reasonable and proportionate approach to the assessment of the scheme.

4.4 Consequently, a less than substantial harm (centre of scale) for this scheme has been identified by the Council's Conservation Officer. This recommendation, however, is dependent on the applicant resolving the following matters before any determination of the scheme:

- the retention of the panelling across ground floor level with the inclusion of fire resistant paint, other timber finishes after application to be explored.
- the retention of doors and respective fittings and fixtures with the inclusion of fire resistant paint, other timber finishes after application to be explored.
- repair and enhancement of the walling across ground floor with the inclusion of new paintwork, and plasterwork repair where necessary. New paintwork RAL code and type will need to be demonstrated where necessary.
- Repair and enhancement of flooring across ground floor area. Material type and colour TBC.
- The retention of the detailed joinery and cupboard to include within it copies of photographs and plans of heritage interest as described above.
- Update proposed colour choice for doors to be a regal green. RAL codes and paint type to be demonstrated.
- Detail of intercom type, colour/finish, size and placement to be made clearer. This should be shown in elevation for this area due to level of historic interest and character, additionally this should be subservient to the character of the frontage.
- Front door original furniture or fittings to be repaired cleaned and retained.

4.5 The applicant has fully committed to resolving these matters prior to the meeting and Members are advised to consult the Updates Report in these regards.

4.6 The public benefits (environmental and social) to be derived from the scheme include the conversion of the building for dwellings broadly meeting modern day living standards whilst ensuring the building (The Grove Hotel) is well maintained by ending a period of long term vacancy being broadly consistent with the building's conservation. Public benefits (economic and environmental) can also be realised from sustaining and / or enhancing the significance of the heritage asset and the contribution to its setting for this prominently located town centre property, which is sited within the Buxton Central Conservation Area and LP allocation DS22 'Station Road and Spring Gardens Regeneration Area' whilst living above the shop would help create diversity and a street full of character / activity to overall outweigh matters of 'less than substantial harm' concerning the proposed removal of internal staircases and further

building fabric as recently identified within the Grove Hotel. This matter will be returned to in the planning balance and conclusion section below.

Ecology

- 4.7 The earlier application scheme was supported by a Preliminary Roost Assessment dated 2021, which concluded that the hotel building had negligible potential to support roosting bats as accepted by Derbyshire Wildlife Trust (DWT) whereby planning conditions were recommended in relation to biodiversity enhancement (bat and bird boxes) and a detailed lighting strategy to both safeguard and enhance local bat populations.
- 4.8 In May 2023, a bat emergence survey was carried out for both the hotel building and adjacent building, 5A Grove Parade confirming no bat activity was recorded. Accordingly, DWT have been requested to comment upon the findings of this report and Members are advised to consult the Updates Report in these regards.
- 4.9 Subject to the acceptance of the latest bat survey and imposition of recommended conditions, the scheme is considered to comply with LP Policy EQ5 as well as the NPPF.

Flood Resilience

- 4.10 The Environment Agency (EA) previously advised a planning condition to secure mitigation measures for the scheme to be carried out in accordance with the revised flood risk assessment (ref. 10794G/FRA/03, dated April 2023).
- 4.11 The EA had considered the findings of the flood risk assessment in relation to the likely duration, depths, velocities and flood hazard rating against the design flood for the scheme and agreed it indicates that there would be a danger to most people (e.g. a danger of loss of life for the general public) and this hazard rating could be higher during the event of a culvert blockage.
- 4.12 Consequently, the EA strongly advised the LPA to consider the high level of flood risk associated with this 'more vulnerable' development in relation to the ability of residents and users of the scheme to safely access and exit the building during a design flood and to evacuate before an extreme flood, including availability of adequate flood warnings for people using the development. In these regards, the Environment Agency recommended the LPA to undertake appropriate consultation with emergency planners and the emergency services to determine whether the scheme would be in accordance with the NPPF and PPG.
- 4.13 In addition, the Environment Agency highlighted that buildings are at risk of becoming structurally unstable with external flood depths of 600mm and above, which could compromise the structural stability of the building. Consequently, they considered that the applicant should

provide an appropriate structural survey and calculations to demonstrate that the building would be safe when subjected to the likely forces of flood water and the LPA should seek independent structural advice in these regards.

4.14 The Committee granted delegated authority to resolve these matters following the resolution for approval at the 22nd May DC Committee meeting.

4.15 In these regards, officers consulted with County Emergency Planning who confirmed the revised content of Appendix 8, of the applicant's FRA, relating to the Flood Risk Emergency Plan and Evacuation Procedures for the scheme were now acceptable.

4.16 In addition, the Council's Independent Structural Engineer has been requested to comment upon the findings of the applicant's structural reports to ensure the structural stability of the building during a flood event and Members are advised to consult the Updates Report in these regards.

4.17 Subject to the acceptance of the structural report confirming building resilience in the event of a flood and imposition of recommended conditions, the scheme is considered to comply with LP Policy EQ11 as well as the NPPF.

Planning Obligations

4.18 The applicant has agreed draft Heads of Terms as follows:

- Offsite affordable housing financial contribution subject to Vacant Building Credit financial contribution of £22,939
- Offsite Public Open Space financial contribution of £22,598.95

4.19 Current pupil numbers, projections and an analysis of recently approved planning applications indicate the relevant normal area infant, junior and secondary school would have sufficient capacity within the next five years to accommodate the additional pupils arising from this development as recently advised by County Education and therefore no education S106 Contribution would be required at this time.

4.20 All of these contributions, excluding education contributions, which are no longer justified would be secured by means of a section 106 agreement and are considered to be reasonable and necessary to support the infrastructure requirements of future residents.

Other Matters

4.21 At the 22nd May 2023 meeting, Members raised some concern regarding the omission of a lift from the residential development particularly in relation to providing housing for a range of households in relation to

accessibility and future proofing requirements given the nature of the conversion across 3 upper levels. The scheme, however, received a resolution to approve in accordance with the officer recommendation following a discussion of planning balance in consideration of conversion of a designated heritage asset i.e. listed building and the overall requirement for the scheme's compliance with building regulations, which would further considers matter of accessibility.

4.22 Following the meeting, however, a written complaint was received by a Committee Member, which in summary raised concerns regarding the omission of a lift from the residential scheme across three floor levels, which therefore failed to consider future proofing in relation to accessibility matters contrary to Council policy promoting health and well-being. In addition, the note observed the recommendation of approval for extensive alterations to the interior of the building including removal of staircases whilst a Grade II listing would allow for the consideration of internal alterations with planning consent. In these regards, the complaint considers the applicant has not demonstrated the acceptability of the omission of a lift from the conversion scheme, calling into question whether the decision would be discriminatory under the Disability Discrimination Act (DDA) and the Equality Act.

4.23 In consideration of these matters, and by means of clarification, the DDA was superseded by the Equalities Act 2010. Under the Equalities Act, a Local Planning Authority has a duty (the public sector equalities duty under s.149) to have regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation.
- Advance equality of opportunity.
- Foster good relations between communities.

4.24 Since the Equality Act requires reasonable adjustments to be made in relation to accessibility, this means that due regard must be given to any specific needs of likely building users that might be reasonably met. The Equalities Act does not necessarily mean a lift must be provided as part of a scheme, however, due regard to the aims of public sector equalities duty should be considered as part of the planning balance.

4.25 Accordingly, the applicant has been asked to provide commentary in these regards, which is stated as follows:

“The question of the provision of a lift was an early consideration in the design solution for the conversion of this listed building.

Whilst commercially it would have been good to have a lift there were compelling reasons concerning the layout of the existing building that made it unrealistic.

These were that:

There are a number of level changes within all the upper floors (three steps up to the bar area, two steps up to the toilets etc..) so even with a lift serving each of the main floor levels large areas of the floor plates would remain accessible only via steps.

The lift shaft should not be constructed through the existing floors with the significant impact this would have on the historic fabric and the space at the rear to house a new stair and lift was quite limited.

In terms of legislation and compliance with the Building Regulations the requirement for compliance with Part M (Access and use of buildings) within existing buildings is that the current provision is made no worse, and improved upon if reasonably possible.

We have met with Align, the Approved Assessors for this project and they have confirmed that the scheme is acceptable in terms of Part M of the Building Regs as the provision has been improved by the new stair, which is compliant unlike the existing stairs, and the multiple levels on each floor make a lift impractical”.

- 4.26 These matters will be returned to within the concluding and planning balance section of the report below.
- 4.27 Regarding suitable refuse collection, Alliance Waste requires the applicant to demonstrate that the access could accommodate a Waste Collection Vehicle (up to 26 tonnes), including allowing parking by the bin storage area to be able to offer support for the scheme in these regards.
- 4.28 In response, the applicants understand that the tenants for the whole building take their bins to the end of the yard on collection day, as the entrance into the yard is too narrow to accommodate a commercial sized refuse lorry. It is further understood the same arrangement was in place when the hotel was operational and therefore would be intended to remain as existing when the apartments are occupied for the scheme.
- 4.29 Accordingly, Alliance Waste have been requested to consider the applicant's comments above and Members are advised to consult the Updates Report in these regards.
- 4.30 Nestle Water have confirmed no objections to the scheme following clarification from the applicant that no excavations are proposed in relation to the infill extensions, which are constructed from the first floor upwards to achieve compliance with those policies protecting Buxton's Mineral Water catchment area.

5.0 CONCLUSION & PLANNING BALANCE

- 5.1 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. 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 Adopted 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 for the borough consists of the Adopted High Peak Local Plan dated April 2016.

- 5.2 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.
- 5.3 Paragraph 202 of the NPPF states: "*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*". Identifying and assessing any 'benefits' to weigh against harm to a heritage asset are also matters for the decision-maker as is the weight to be given to such benefits as material considerations.
- 5.4 A potentially relevant 'public benefit', which either on its own or with others might be decisive in the balance can include a heritage-related benefit as well as one that has nothing to do with heritage. The relevant guidance in the NPPG applies a broad meaning to the concept of 'public benefits'. While these "may include heritage benefits", the guidance confirms that "*all types of public benefits can be taken together and weighed against harm*".
- 5.5 As before, the proposal would provide for a small scale housing scheme within a prominent town centre location and reuse a vacant Grade II building with its associated economic, social and environmental benefits. In turn, the listed building would be conserved in a manner appropriate to its significance and provide a viable use broadly consistent with its conservation to overcome the less than substantial identified in relation to the removal of the historical staircases and further building fabric as recently identified.
- 5.6 Set against this, the proposed scheme would result in some modest harm regarding the noise impacts for those frontage bedroom windows, which are not subject to secondary glazing in relation to those identified apartments owing to listed building constraints. In addition, the scheme, would not provide for a housing mix / type which would comply with the High Peak Housing Economic Land Needs Assessment (HELNA) given

the emphasis on 1 and 2-bedroomed dwellings, the omission of both 3 and 4-bedroomed units together with households and a residential development, which would not provide for accommodation catering for the elderly or those with specialist needs concerning the omission of a lift from the scheme, which can be only be accessed from stairs to each upper floor.

- 5.7 Consequently, there would be some conflict with the housing mix and accessibility requirements of LP Policies SS1, S5, H3 and H4 as well as the NPPF as identified within the original officer report. Notwithstanding this, it is acknowledged that the nature of listed buildings may sometimes require a compromise of housing mix, internal space standards, accessibility and adaptability in order to achieve a satisfactory heritage outcome. Overall, the levels of amenity afforded to prospective occupants of the proposed properties are considered to be of an acceptable standard on a scheme-wide basis.
- 5.8 Members will be updated on matters of ecological impacts (bats), demonstration of building resilience during an event of a flood as well as refuse collection and are directed to the Updates Report in these regards.
- 5.9 On balance, having regard to the relevant local plan policies as set out above and all other material considerations raised, the scheme is considered to be sustainable development and approval is recommended.

6. RECOMMENDATIONS

6.1 It is recommended that the Committee

A. APPROVE subject to no ecological impacts (bats), demonstration of building resilience during an event of a flood and refuse collection being adequately addressed and the satisfactory completion of a Section 106 Agreement to secure financial contributions towards off site affordable housing and offsite play space, parks and gardens and outdoor sports provision and subject to the planning conditions as follows:

- 1. Standard Time Limit**
- 2. Schedule of Drawings**
- 3. Schedule of Materials, including hard surfacing**
- 4. Retention and repair of historic features, including canopy**
- 5. Scheme of work to renovate existing windows and doors, including details of secondary glazing**
- 6. Lath and Plaster Ceiling Methodology**
- 7. Boundary Details**

8. 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.
9. Intercom System
10. Vents, ducts and rainwater goods
11. Plumbing & Wiring
12. External lighting
13. Bat and bird boxes
14. Cycle store
15. Refuse store
16. Drainage
17. Flood Risk Assessment & mitigation measures
18. Flood Risk Emergency Plan and Evacuation Procedures

B. GRANT listed building consent subject to the following conditions

1. Standard Time Limit
2. Schedule of Drawings
3. Schedule of Materials, including hard surfacing
4. Retention and repair of historic features, including canopy
5. Scheme of work to renovate existing windows and doors, including details of secondary glazing
6. Lath and Plaster Ceiling Methodology
7. Boundary Details
8. 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.
9. Intercom System
10. Vents, ducts and rainwater goods
11. Plumbing & Wiring
12. External lighting
13. Bat and bird boxes
14. Cycle store
15. Refuse store

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