

Development Management Report

Responsible Officer: Tim Rogers

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Summary of Application

Application Number: 17/05049/FUL

Parish:

Shrewsbury Town Council

Proposal: Conversion of a former Church and current retail premises (use class A3) to five residential apartments to include terraces and external fire escape with footbridge

Site Address: Coton Hill Glass Works Coton Hill Shrewsbury Shropshire SY1 2DP

Applicant: Pearl Properties (Shropshire) Ltd

Case Officer: Jane Raymond

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Grid Ref: 349305 - 313135



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Recommendation:- Grant Permission subject to the conditions set out in Appendix 1.

REPORT

1.0 THE PROPOSAL

- 1.1 This application relates to the conversion of a former Church that has more recently been use as retail premises (use class A3) to five residential apartments to include terraces and external fire escape and footbridge. It is identical to a planning application that was recommended for approval under delegated powers in 2015 (15/02654/FUL) that was not proceeded with as the s106 agreement to secure affordable housing was never agreed.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site is the former Congregational Church that has more recently been in retail use with a variety of occupiers but is currently vacant. It is situated within a conservation area and faces Chester Street on a major vehicular and pedestrian route and close to Shrewsbury Town Centre.

3.0 REASON FOR DELEGATED DETERMINATION OF APPLICATION

- 3.1 The scheme does not comply with the delegation to officers as set out in Part 8 on the Shropshire Council Constitution as the Town Council have submitted a view contrary to the officer recommendation and the Area Planning Manager in consultation with the Committee Chairman and Local Member agree that the application should be determined by committee as the building is of interest in a prominent location and the concerns of the Town Council and local residents are material.

4.0 Community Representations

4.1 - Consultee Comments

- 4.1.1 **SC Highways:** No Objection ' subject to the development being constructed in accordance with the approved details, and the suggested conditions and informatives.

Observations/Comments:

The development seeks to convert the former Congregational Church and current retail premises to five apartments. The site has been the subject of previous planning discussion in PREAPP15/00078 and 15/02054/FUL where the views of the highway authority do not appear to have been sought. Parking along Coton Hill in the vicinity of the property is at a premium and outside of the river loop parking standards would require 1.5 spaces per dwelling, however it is assumed that under the previous planning discussions a relaxation of the planning standards has been accepted.

It is considered that due to the constraints of the adjoining highways a Construction Method Statement will be required.

- 4.1.2 **SC Conservation:** No comments received at time of writing but made the following comments on the previous identical scheme:

Background to Recommendation:

This application involves a proposal for the residential conversion of the former Congregational Church building, located at the south end of Coton Hill where it meets Chester Street. This attractive brick building was completed in 1909 to the design of A. B. Deakin in the decorative Italianate style, and was one of several Congregationalist chapels built to serve the suburbs of Shrewsbury, with this building replacing the old Independent Chapel on Castle Gates, and it is thought that the columns on the tower come from that earlier chapel. The Church replaced an earlier dwelling on the site known as Broome Hall. The church was closed in 1942 as congregation number declined and has been in commercial use since the 1970s. The building is unlisted but is considered to be an important non-designated heritage asset and a visually prominent local landmark along this major entrance route into the Shrewsbury Town Centre as well as from views across the river which closely parallels the highway here. The property is part of the 'Raven Meadows and Coton Hill Special Character Area' which makes up part of the larger Shrewsbury Conservation Area, and the building is an important visual element of the street scene within this part of the Conservation Area. The two pairs of stucco over brick villas immediately north of this property are both Grade II listed.

Principles of Scheme:

In considering this proposal, due regard to the following local and national policies, guidance and legislation has been taken: CS6 Sustainable Design and Development and CS17 Environmental Networks of the Shropshire Core Strategy, the National Planning Policy Framework (NPPF) published March 2012, the Planning Practice Guidance, and Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

We met on site with the applicant, architect and Planning Officer at the formal pre-application stage to discuss the principle of residential conversion of the building, where we viewed concept drawings showing replacement of the building's traditional pitched roof with a more contemporary upper floor to allow for additional residential floor space along with opportunities for external outdoor terracing. The need for dry land access was also discussed at that time. While we fully supported residential reuse of this building, we advised during the site visit that while we could in principle support the introduction of a very well designed and executed contemporary roof level treatment, we requested that the architect reduce the size of the penthouse feature over the subservient Sunday School and pull back the main penthouse from the existing building line, along with several other modifications to improve the appearance of the project and to better respect the existing building.

The plans have been further modified and additional detail provided at this more formal full planning application stage. The proposal retains the existing footprint and main elevational features of the building including its distinctive and attractive

tower and decorative fenestration. Internally there are some decorative features of interest which we recommend should be retained and should be featured within the relevant residential units and the open nature of the internal spaces of the building should be respected, but it is acknowledged that introduction of some light partitioning and modifications to the inside lobby and access to the upper floors of the building are required. Existing window openings and decorative stained glass windows will be retained and existing upvc windows will be replaced with painted timber windows appropriate to the building.

The dry land access bridge and escape stairs are a simple painted black metal structure which should not have a significant impact on the street scene or the setting of the adjacent listed dwellings to the north but submission of more specific details on this feature should be conditioned for further assessment to ensure any impact on the setting of the building and the heritage assets nearby is minimized.

The contemporary penthouse and new floor above the Sunday School will require a high standard of design and detail and excellent quality materials and finishes at this prominent location within the Conservation Area, and the landscaping and parking surface treatment adjacent to the building is also very important to get right, and further details on these elements of the proposal are required and should be conditioned. Overall however the proposal is considered to preserve the visual character of this heritage asset while introducing a contemporary element to the street scene which if executed to a high standard should maintain the character and appearance of the Conservation Area and have minimal impact on the setting of the adjacent designated heritage assets in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Recommendation:

Overall no objection subject to the inclusion of conditions regarding external materials and decorative finishes, ironwork for escape stairs and dry land access bridge and surfacing of parking area.

4.1.3 **SC Archaeology:** We have no comments to make on this application with respect to archaeological matters.

4.1.4 **SC Drainage:**

1. The site is in Flood Zone 3. The Environment Agency should be consulted on the Flood Risk and the finished floor level of the new residential apartments as the flooding is from a Main River.

2. Informative: A sustainable drainage scheme for the disposal of surface water from the development should be designed and constructed in accordance with the Council's Surface Water Management: Interim Guidance for Developers document. It is available on the council's website at:
<http://new.shropshire.gov.uk/media/5929/surface-water-management-interim-guidance-for-developers.pdf>.

The provisions of the Planning Practice Guidance, in particular Section 21 Reducing the causes and impacts of flooding, should be followed.

Preference should be given to drainage measures which allow rainwater to soakaway naturally. Soakaways should be designed in accordance with BRE Digest 365. Connection of new surface water drainage systems to existing drains / sewers should only be undertaken as a last resort, if it can be demonstrated that infiltration techniques are not achievable.

4.1.5 **Environment Agency:** No response received at time of writing.

4.1.6 **Canal and River Trust:** There is no requirement to consult us in our capacity as a Statutory Consultee.

4.2 - Public Comments

4.2.1 **Shrewsbury Town Council:** Members did not object to the principle of this Church being converted into residential apartments but felt the design, especially the glass balustrades and roof terraces was not in-keeping with the historic building and is likely to intrude on neighbouring properties.

4.2.2 Three letters of objection/representation summarised as follows:

- ❑ The roof terraces with glass balustrades will compromise privacy as the people using the proposed terrace will be able to stare straight into the bedroom at Bromley Villa 78 Coton Hill
- ❑ The Works, Broome Place will be directly overlooked by the proposal. Privacy will be compromised with 2 elevated open terraces with glass balustrades allowing direct viewing onto the dwelling and garden area.
- ❑ Window openings on the North West side of the proposed development will overlook the adjoining Broome Villa on all three floors.
- ❑ Concern that the proposed works will cause disruption to the occupiers of the 4 apartments within Broome Villa and there needs to be a limit on the duration of the construction works.
- ❑ The plans show Broome Villa as having a single pitch roof against the proposed development whereas in fact it has a welsh slate double pitch roof as viewed from the south east side.
- ❑ The steps in the front garden (belonging to Flat 1 Broome Villa) on the south east side of Broome Villa lead from the front garden on to the flat roof of the proposed development and the plan in this respect overstates the extent of the proposed development.
- ❑ Only 5 parking spaces are proposed in an area where parking is already at a premium, particularly in Broome Place and taking into account the number of bedrooms planned (14), then clearly not enough parking spaces have been proposed for the potential number of occupants and any visitors to the properties.

4.2.3 **Shrewsbury Civic Society (Comments at time of previous identical application):**

The Civic Society generally supports this application.

This building has struggled to find a sustainable use for some time and its conversion to dwellings seems extremely sensible. Issues of flooding have been largely covered with reasonable safety guarded. The building is in a most prominent position, at one of the entry points to town Centre.

This fine looking chapel has been largely retained and to some extent enhanced by the plans. The additional storey is however a potential feature of doubt. However, the Conservation Officer's amendments have ameliorated its worst impact. As it is now planned the additional set back roofline is not too obtrusive although what looks like an over-wide powder-coated aluminium eaves feature is unnecessary. The windows of the existing building and the articulation are all vertical. The additional storey would be improved and more consistent with vertical fenestration and plank cladding.

We hope this application will gain approval although in detail, we suggest the above improvements.

We therefore hope the application will be allowed with minor modifications.

5.0 **THE MAIN ISSUES**

Principle of development
Appearance and design
Impact on residential amenity
Highways
Flood risk and drainage
Noise and air quality
Developer contributions

6.0 **OFFICER APPRAISAL**

6.1 **Principle of development**

- 6.1.1 Pre-application advice was sought prior to submission of the previous application and the applicant was advised that the principle of the redevelopment of the former Congregational Church to residential apartments is welcomed as an appropriate re-use of the building situated close to Shrewsbury Town Centre. The provision of housing within the urban area of Shrewsbury and within this highly sustainable location would accord with Shropshire Core Strategy Policy CS2 and SAMDev S16.1 that identify Shrewsbury as the primary focus for housing development in Shropshire. The National Planning Policy Framework also recognises that residential development can play an important role in ensuring the vitality of town centres. The re-development of the site for residential use is therefore acceptable in principle and accords with local development plan policy and the NPPF.

6.2 Appearance and design

- 6.2.1 Policy CS6 and MD2 of the Core Strategy requires new development to be designed to a high quality that is appropriate in scale, density, pattern and design, taking into account the local context and character of the area and making effective use of land whilst protecting the natural and built environment. Core Strategy Policy CS17: Environmental Networks and MD13 also states that development must protect and enhance the historic environment. The proposed site is situated within the Shrewsbury Conservation Area and the buildings to the North are listed, and the development has the potential to impact on these heritage assets. The proposal therefore also has to be considered against section 12 of the National Planning Policy Framework (NPPF) and special regard has to be given to the desirability of preserving the setting of nearby listed buildings and preserving or enhancing the character and appearance of the Conservation area as required by section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.2.2 At the pre-application stage the applicant was advised that the building is located in a highly prominent and sensitive location on a major route into the town centre and that although the building is not listed it is of considerable architectural merit and any redevelopment scheme must be extremely sensitive to these factors. The applicant was advised that the addition of two extensions to the roof of the building to add penthouse apartments would be acceptable in principle but there was concern that the first floor extension over the South East, single storey side of the building may appear overly dominant and unbalancing on the appearance of the building and may need to be reduced in scale. This submitted scheme has taken on board these comments and the Conservation officer at the time of the previous application made a comprehensive review of the application as amended and now submitted and supported the application.
- 6.2.3 It is considered that the proposed development subject to the conditions suggested regarding the detail would preserve the character and appearance of the building and Conservation Area and would have no significant impact on the setting of the adjacent listed buildings. The previous comments by the Civic Society regarding their view that the over-wide powder-coated aluminium eaves feature is unnecessary and that the additional storey would be improved and more consistent with vertical fenestration and plank cladding, were discussed with the Conservation officer. It was considered that in this instance the horizontal cladding would work better and would give some contrast to the vertically emphasised windows and tower and that the eaves feature is acceptable provided it is completed to a good standard and finish.

6.3 Impact on residential amenity

- 6.3.1 Policy CS6 and MD2 require new development to safeguard residential amenity. At the pre-app stage concern was raised about the potential impact on the residential amenity of properties along Broome Place and also Broome Villa, which adjoins the building on the North Eastern side and that the design should ensure that any new windows do not result in overlooking. There will be no rear (North East) facing windows proposed at first floor or second floor level that would result in overlooking

of the adjoining 'Broom Villa' or 'The Works' to the North East. The first and second floor extensions have been amended so that they are set back from the edge of the building and it is considered that the proposal would not result in a significant level of overlooking and a loss of privacy of properties in Broome Place to the East and South East that would warrant refusal. It is considered that the proposed new use of the site would not result in any significant change to noise and disturbance to nearby residents compared to its existing use. A condition can be imposed to limit the hours of construction work to protect residential amenity. Concern about any damage to neighbouring properties during construction and access to the site is a civil matter and not a planning matter.

6.4 Access/parking/amenity space

- 6.4.1 The vehicular access to the site will remain as existing, and five private parking spaces will be available to residents to the side of the building. One space per unit with no visitor parking is considered acceptable in this sustainable location close to the Town Centre with easy access to public transport and where all local facilities and services are available within walking or cycling distance and public car parks nearby. There will be no private amenity space but this is considered acceptable with the Quarry Park and the array of facilities and services available in the town centre nearby.

6.5 Flood risk and drainage

- 6.5.1 The site is situated within Flood zone 3 and is therefore at high risk of flooding. As the proposal is for 'more vulnerable' residential development a Flood Risk assessment (FRA) is required and has been submitted which includes an assessment of the risk and mitigation. The development needs to pass both the Sequential Assessment and Exception Test in accordance with the guidance in the NPPF and PPG.
- 6.5.2 Sequential Assessment – The NPPF and PPG advises that it is for LPAs to consider the extent to which the Sequential Test considerations have been satisfied, taking into account the particular circumstances in any given case. The PPG advises that the LPA must be satisfied that there are no other reasonably available sites in the same area which could be considered as being suitable and appropriate for the proposed development to be located. The proposed development is for conversion and not new build so the proposed development can only realistically take place at this particular site. However a search was undertaken at the time of an application for a nearby site (land adjacent Chronicle House) of potential sites for new development that may be suitable, developable and deliverable and at lower risk of flooding. The submitted Sequential assessment provided a comprehensive assessment of potential sites within and close to Shrewsbury town centre and provided justified reasoning why the sites would not be suitable, available or appropriate to accommodate the proposed development. There are also no available sites allocated for housing within the river loop or within walking distance of the town centre. The proposed site is a brownfield site, within 100 metres of both the train station and bus station and walking distance of the Town Centre. It is not considered that there are any other sites available within the Shrewsbury river loop that would offer the same benefits

and sustainability criteria as this development.

- 6.5.3 Exceptions test – The Exception Test, as set out in paragraph 102 of the NPPF, is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. The two parts to the Test require proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.
- 6.5.4 Part one - The NPPG advises that the first part of the Exceptions Test requires the LPA to demonstrate that wider sustainability benefits to the community outweigh flood risk and that planning applications should score positively against the aims and objectives of the Local Plan Sustainability Appraisal or Local Plan policies, or other measures of sustainability. Shropshire Council does not have a Local Plan Sustainability Appraisal but the policies of the adopted Core Strategy have been the subject of a Sustainability Appraisal. The most relevant policies are CS1, CS2 and CS6. CS1 and CS2 identify Shrewsbury as the primary focus for housing and CS2 identifies the use of previously developed land for housing particularly on sites that would contribute to the enhancement of the town centre. CS6 relates to Sustainable Design and Development Principles and requires proposals to be located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised to reduce the need for car based travel. It is considered that this site scores positively with regards to sustainability as it is a Brownfield site within walking distance of the Town Centre and in close proximity to the Train and Bus station. It is also considered that the development of this site will enhance the character and appearance of the street scene and this part of Shrewsbury Conservation Area whilst boosting housing supply. It is considered therefore that the proposal meets part one of the exceptions test.
- 6.5.5 Part two – The NPPG advises that the developer must provide evidence to show that the proposed development would be safe without increasing flood risk elsewhere and that people will not be exposed to hazardous flooding from any source and that any residual flood can be overcome to the satisfaction of the LPA, taking account of any advice from the Environment Agency. The information within the submitted FRA addresses these issues:
- 6.5.6 Flood storage capacity / increased flood risk elsewhere – There will be no increase in the footprint of the building. The EA in their pre-app advice recommended that any proposed raised walkways on site should be designed to ensure that there is no loss of flood storage or impact on flood flows. The EA previously commented that as 'vertical stations' are proposed to support the raised walkway that they are considered unlikely to have a significant impact on flood risk elsewhere.
- 6.5.7 Safe egress and exposure to flooding hazards – The proposal includes a raised walkway accessed at the rear of the building to provide dry access via Benbow Quay and the Anchorage to all floors in the case of flooding. The EA previously confirmed that the FRA demonstrates that this proposed route will provide 'safe' access and egress above the 100 year flood level plus climate change. A condition

will be imposed to insure its provision prior to the first occupation of the development.

- 6.5.8 The EA advise that finished floor levels (FFLs) should normally be set no lower than 600mm above the 100 year river flood level plus climate change (i.e. at a level of 53.99m AOD in this location). As this is a conversion this might be difficult to achieve. The level of the existing ground floor is 52.93m, and it is proposed to raise the ground floor level to 54.00m which will be 1.78m above the highest water level recorded of 52.22m. The FRA also recommends that the occupants of the site sign up to receive flood warnings and a Flood Evacuation Management Plan (FEMP) should be prepared in order to advise all residents of the possibility of flood and the measures which need to be undertaken to ensure safe and secure access will be maintained. Planning conditions will be imposed regarding all of the above and subject to compliance with these conditions it is considered that the proposal meets part two of the exceptions test.

6.6 Noise and air quality

- 6.6.1 Public Protection previously raised concern regarding noise and air quality affecting residents due to the location. In the absence of air quality and noise assessment and any mitigation the same recommended conditions will be imposed to ensure that details are submitted and complied with prior to occupation.

6.7 Developer contributions

- 6.7.1 Core Strategy Policy CS11 and the Supplementary Planning Document (SPD) on the Type and Affordability of Housing require all new open market housing development to make a contribution to the provision of local needs affordable housing.
- 6.7.2 The Minister of State for Housing and Planning, Brandon Lewis MP issued a Written Ministerial Statement (WMS) in November 2014 announcing that Local Authorities should not request affordable housing contributions on sites of 10 units or less (and which have a maximum combined gross floor space of 1,000sqm). Although initially challenged this was reinstated by the Court of Appeal in May 2016.
- 6.7.3 It is considered that the WMS is a significant material consideration and therefore the Council no longer requires an Affordable Housing Contribution for applications for 10 or less dwellings (5 or less within a designated protected rural area) and less than 1,000sqm floor area in the majority of cases. No affordable housing contribution is required in this instance.

7.0 CONCLUSION

- 7.1 It is considered that the proposed development is acceptable in principle as it will make good use of an existing building in this sustainable location close to Shrewsbury Town Centre. It is considered that the proposed development subject to the conditions suggested regarding the detail would preserve the character and appearance of the building and Conservation Area and would have no significant

impact on the setting of the adjacent listed buildings. The proposal would have no significant adverse impact on residential amenity and adequate parking and a dry access in times of flooding will be provided and a condition will be imposed regarding a FEMP. The proposal therefore accords with the NPPF and Shropshire LDF policies CS2, CS6, CS17, MD2 and MD13.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- ☐ As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- ☐ The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than three months after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee

members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance: NPPF

Core Strategy and Saved Policies: CS2, CS6, CS17, MD2 and MD13

RELEVANT PLANNING HISTORY:

15/02654/FUL Conversion of existing retail premises (use class A3) to residential (5 apartments) WDN 6th June 2016

11. Additional Information

List of Background Papers: File 17/05049/FUL
Cabinet Member (Portfolio Holder): Cllr R. Macey
Local Member: Cllr Nat Green
Appendices APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

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

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. The development shall be carried out strictly in accordance with the approved plans and drawings

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- a Traffic Management Plan

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

4. No works shall take place until an air quality assessment which models the impact of air quality in the area is carried out to demonstrate the current and predicted air quality at the property and submitted in writing for approval by the Local Planning Authority. A DMRB assessment is not appropriate in this location and will not be accepted. Where increase in air pollutants are expected or residents are introduced into an area of poor air quality suitable mitigation shall be submitted for approval and any approved scheme completed in full prior to the first occupation of the development.

Reason: To protect the health and wellbeing of existing and future residents. The information is required prior to the commencement of the development to ensure that the air quality mitigation is implemented in the development from the commencement for the reasons give above.

5. No works shall take place until a noise assessment has been carried out and reports submitted for approval in writing by the Local Planning Authority. Where mitigation is required suitable methods shall be proposed for approval and any approved scheme shall be implemented in full prior to the first occupation of the development.

Reason: To protect the health and wellbeing of future residents. The information is required prior to the commencement of the development to ensure that the noise mitigation is implemented in the development from the commencement for the reasons give above.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

6. Prior to the first occupation of the development, a Flood Evacuation Management Plan (FEMP) shall be submitted to and approved in writing by the LPA in consultation with the LA Emergency Planning Officer and Emergency Services. The Plan shall include full details of proposed awareness training and procedure for evacuation of persons and property (including vehicles), training of staff; and method and procedures for timed evacuation. It shall also

include a commitment to retain and update the Plan and include a timescale for revision of the Plan.

Reason: To minimise the flood related danger to people in the flood risk area.

7. Prior to the first occupation of any dwelling unit, the proposed raised walkway access to the residential properties as outlined in the Flood Risk Assessment shall be implemented and thereafter maintained for the lifetime of the development.

Reason: To provide safe access to the residential units, for the lifetime of the development.

8. Before the relevant parts of the work are commenced, details of the roof construction including details of eaves, undercloaks ridges, valleys and verges and roofing materials, including ridge materials and detailing, together with the method of ventilating the roof voids and the method of fixing these items, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: To ensure that the external appearance of the development is satisfactory and to protect and enhance the appearance of the building and the area.

9. Prior to the commencement of the relevant work details of all external windows and doors and any other external joinery shall be submitted to and approved in writing by the Local Planning Authority. These shall include full size details, 1:20 sections and 1:20 elevations of each joinery item which shall then be indexed on elevations on the approved drawings. All doors and windows shall be carried out in complete accordance with the agreed details.

Reason: To ensure that the external appearance of the development is satisfactory and to protect and enhance the appearance of the building and the area.

10. All new external and internal work and finishes, and work of making good shall match existing original work adjacent, in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: To ensure that the external appearance of the development is satisfactory and to protect and enhance the appearance of the building and the area.

11. Before the relevant part of works commence details of the proposed decorative finishes and colour scheme shall be submitted to and approved in writing by the Local Planning Authority before commencement of relevant works. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory and to protect and enhance the appearance of the building and the area.

12. Notwithstanding the details of the elevated walkway authorised by this consent details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to their installation:

- Fully detailed and dimensioned drawings of the ironwork for the escape stairs and dry land access bridge

- Details of the method of attachment
- Details of the proposed high-performance corrosion-inhibiting priming system
- The colour scheme for the ironwork

Reason: To ensure that the external appearance of the development is satisfactory and to protect and enhance the appearance of the building and the area.

13. All new partitions and other elements of construction shall be scribed around historic and architectural features including cornices, picture rails, chair rails, skirting's, panelling, door and window linings and shall not cut through such features.

Reason: To preserve the special features of the interior of the building)

14. The development hereby permitted shall not be brought into use until the areas shown on the approved plans for parking and turning of vehicles has been provided properly laid out, hard surfaced and drained. The space shall be maintained thereafter free of any impediment to its designated use.

Reason: To ensure the provision of adequate vehicular facilities, to avoid congestion on adjoining roads and to protect the amenities of the area.

15. No noisy construction (and/or demolition) works shall take place outside the following hours:

7.30am - 6pm Monday to Friday, and 8am - 1pm on a Saturday

Nor at anytime on Sundays or Bank Holidays.

Reason: To protect the amenities of occupiers of nearby properties from potential nuisance.