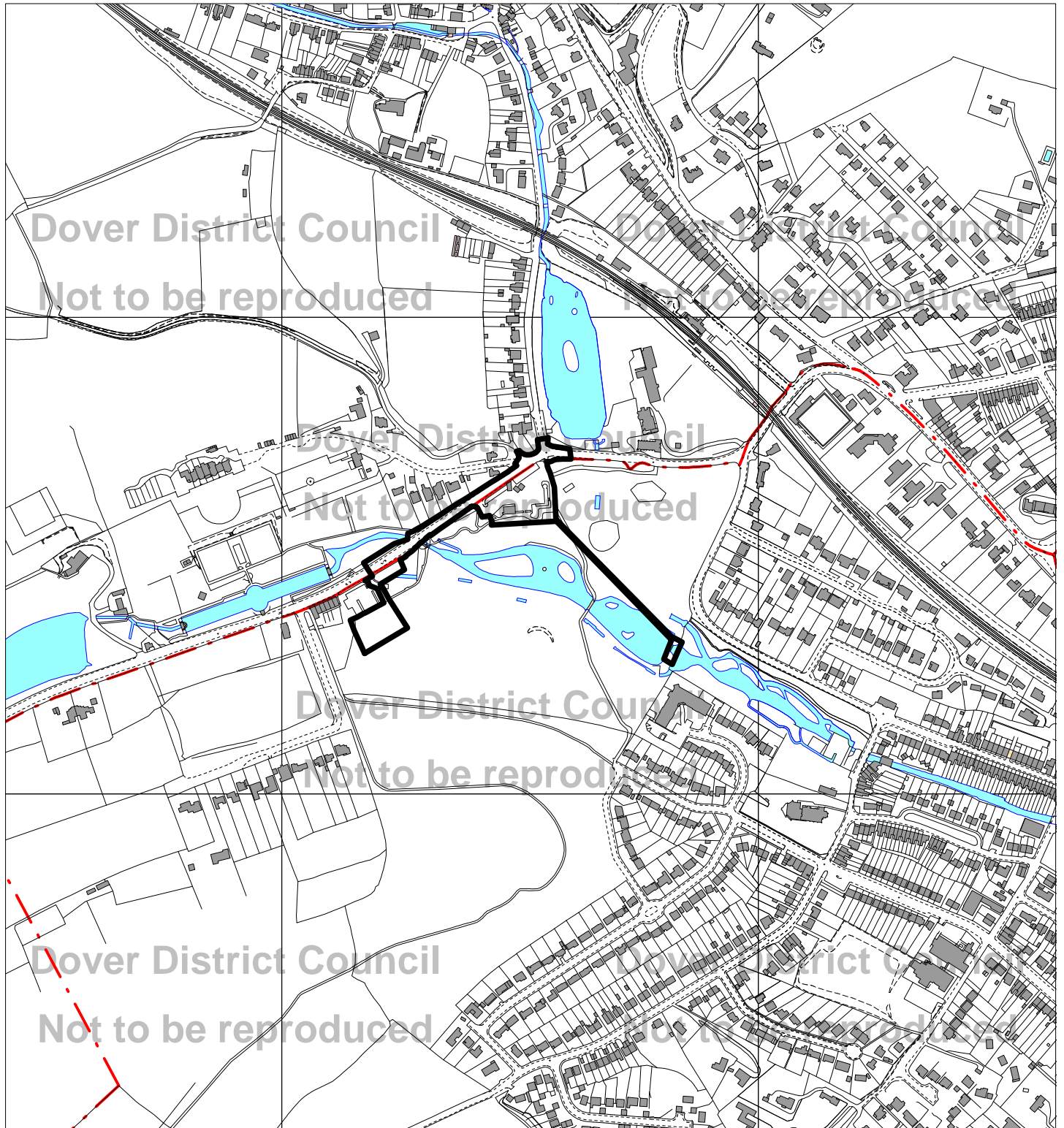


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**Application: DOV/15/01273 & DOV/15/01274**

**Kearsney Abbey**

**Alkham Road**

**River**

**CT16 3DZ**

**TR28624375**



- a) **DOV/15/01273 – Erection of single storey side and rear extensions to Billiards Room to create visitor facilities and extension to cafe; replacement gates to boundary wall; construction of new boundary walls; extension to existing parking facilities and new pedestrian bridge over weir (existing toilet block to be demolished) (Planning Application) – Kearsney Abbey, Alkham Road, River**

**DOV/15/01274 – Repair of existing cafe and erection of a single storey extension to form improved visitor facilities; replacement gates to boundary wall; repair of boundary walls and new pedestrian bridge over weir (Listed Building Consent) - Kearsney Abbey, Alkham Road, River**

**Reason for report:** Number of contrary views.

- b) **Summary of Recommendation**

Planning Permission be granted.  
Listed Building Consent be granted.

- c) **Planning Policies and Guidance**

Core Strategy Policies

- DM1 - Development will not be permitted outside of the settlement confines, unless it is specifically justified by other development plan policies, or it functionally requires such a location, or it is ancillary to existing development or uses.
- DM11 - Development that would generate high levels of travel will only be permitted within the urban areas in locations that are, or can be made to be, well served by a range of means of transport.
- DM13 – Parking provision should be design-led, based upon an area's characteristics, the nature of the development and design objectives, having regard for the guidance in Table 1.1 of the Core Strategy.
- DM17 – Within Groundwater Source Protection Zones 1 and 2, certain development which has the potential to cause contamination will not be permitted unless adequate safeguards against possible contamination are provided.
- DM19 – Permission will not be given for development which would adversely affect the character, fabric, features, setting or views to and from the District's Historic Parks and Gardens
- DM25 – Policy DM25 states that proposals which would result in the loss of open space will not be permitted unless there is no identified qualitative or quantitative deficiency in public open space in terms of outdoor sports sites, children's play space or informal open space or where there is such a deficiency the site is incapable of contributing to making it good, or where the site is capable of contributing to making it good, a replacement area with at least the same qualities and equivalent community benefit, including ease of access, can be made available, or in the case of a school site the development is for educational purposes or in case of small-scale development it is ancillary to the enjoyment of the open space and in all cases except point 2 the site has no overriding visual amenity interest, environmental role, cultural importance or nature conservation value.

### National Planning Policy Framework (NPPF)

- The NPPF has 12 core principles which, amongst other things, seeks to: secure high quality design; encourage the reuse of existing resources; encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; conserve heritage assets in a manner appropriate to their significance; and actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.
- Chapter four of the NPPF seeks to promote sustainable transport. In particular, paragraph 29 states that “the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas”.
- Chapter seven requires good design, which is a key aspect of sustainable development.
- Chapter eight seeks to facilitate social interaction and the creation of healthy, inclusive communities. Planning decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.
- Chapter Twelve requires that the historic environment be conserved or enhanced. Where development would harm heritage assets or their settings, the development should be refused unless the harm caused is outweighed by public benefits.

### The Kent Design Guide (KDG)

- The Guide provides criteria and advice on providing well designed development.

### The Planning (Listed Buildings and Conservation Areas) Act 1990

- In assessing this application, regard must be had for the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that special regard must be had for the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest they possess, whilst special attention must be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

### Dover District Heritage Strategy

- An objective of the Core Strategy is to *‘ensure the intrinsic quality of the historic environment is protected and enhanced and that these assets are used positively to support regeneration, especially at Dover’*.
- Highlights the importance of grand country houses and estates set in significant areas of parkland as an important element of the districts heritage. The historic gardens at Kearsney are maintained as public gardens and provide valuable green space close to the urban centre of Dover and are highly valuable to the community. The strategy recognises that opportunities should be taken to promote, interpret and develop the historic gardens as an important local amenity space.

## Dover District Green Infrastructure Strategy 2011

- States that Kearsney Abbey and Russell Gardens are among the most significant publicly accessible green infrastructure in the district. Consultation shows Kearsney Abbey to be the most popular green infrastructure site in the district and faces pressure from high visitor numbers. Strategy also emphasises that planned residential development will put pressure on Kearsney Abbey and Russell Gardens – mitigation measures are set out including the restoration of the existing facilities and infrastructure including historic fabric alongside new and improved facilities.

### d) **Relevant Planning History**

CH/2/72/0296 – The erection of a public convenience – Conditional outline approval

CH/2/72/0296A – Details of the public convenience – Details approved

DO/82/1007 – Car park – No objections

DOV/00/00917 – Amended plans for formation of footpath between existing path in Kearsney Abbey grounds and gate in Applecroft's external wall – Granted

DOV/04/00715 – Access ramp (required for compliance with Disability Discrimination Act 1995) – Planning permission granted

DOV/04/00716 – Access ramp (required for compliance with Disability Discrimination Act 1995) – Listed building consent granted

There are other planning applications related to the application site. However, these have not been included within this list as they are not considered to be material to the determination of the current application.

### e) **Consultee and Third Party Responses**

#### **Full Application**

River Parish Council – No comments

Temple Ewell Parish Council – No views to date

Environmental Health – Whilst the area of the car park to the south of the Kearsney Tea Rooms has some history of potential contaminative use (corn mill) the development area is not impacted by this and EH have no concerns over this development

Kent Gardens Trust – No views to date

Ecology Officer - Catalpa tree should be retained if possible. If has to be removed should be replaced with at least two replacements. Biosecurity measures should be conditioned and a bat scoping survey should be undertaken

High Hedges and Tree Officer – Reservations regarding the removal of one particular tree and another group of trees as well as the proposed replacements situated in the car park. Proposed replacements are not particularly imaginative and will more than likely fail in the near future. Not the type species you would find in a public garden. The

landscape architect should supply a list of size and species that would be appropriate for the conditions in the park and their amenity value. Shame to lose the Catalpa tree due to the level of amenity it provides to the park and its potential to grow further to a spectacular tree in its further 40+ years. If the tree is to be lost a substantial replacement would be required to follow the authorities 2-1 replacement also.

Environment Agency – No objection - Recommends condition for biodiversity and informative for flood risk

County Archaeologist – Recommends conditions

Principal Infrastructure and Delivery Officer - Unfortunate that 1330m<sup>2</sup> of protected open space will be converted to overflow car park but overall merits of the project make this element of the proposal acceptable. The Council has previously identified that the capacity of the Kearsney Park complex should be increased and overall the project will achieve that objective, for example by improving pedestrian circulation between Kearsney Abbey and Russell Gardens. In addition, the overflow car park will not be visually intrusive due to the materials selected.

Kent County Council Highways and Transportation – Subject to the removal of the zebra crossing and reference to a crossing point east of Lower Road being deleted and to the access from the existing car park to the car park extension being widened to enable use by two way traffic – No objections

Public Rights of Way Officer – No comments

Building Control – Provision of railing required for the ramp to the west of the billiard room, all other ramps will be compliant with Part M and will not require any railings

Public Representations: Eight letters of objection has been received, raising the following concerns:

- Design is too bland, utilitarian and unimaginative
- No detail to the roofline
- Windows could have been set in an arch
- Should reflect the historic nature and importance of the existing building
- Setting of new build does not reflect the surrounding features of the Abbey Gardens
- Not in keeping with the original building
- Alterations should be sympathetic and not a modern addition
- Once in a lifetime opportunity to create a quality improvement
- Southern elevation is a scaled down version of a modern car retail outlets
- Design gives a disproportionate/ unbalanced glazed appearance
- Sliding doors further degrade the overall feel and impact of the design
- Other elevations are drab and uninspiring
- Internally there is no flow from new facilities to Billiard Room, leaving it isolated
- Corridor forms a barrier between new and old
- Discrepancy in plans – dwg 546SK02 shows 40 covers whilst the design statement claims 50 cover
- Eye-catcher bridge is immature, ill-conceived and will detract from setting of the lake
- Why is the lake needed

- Conflicts with the two existing arch bridges and the hoop design is too remote from the building to offer any visual connection
- Inclusion of expensive bronze design in a remote location will encourage vandalism and theft
- Timber decking under tree line will create a health and safety slip hazard
- Cheapest option being chosen with no respect for heritage
- Unique opportunity for a modern, high spec, creative design which would complement the beauty of the site
- Opportunity for DDC to leave a "Grand Design" legacy for the benefit of the current and future generations who value this location
- 50% increase in parking is not enough, facility cannot cope in the summer and people park in adjacent roads
- 30-40 extra spaces will not help and will rob the park of some decent areas
- Park attracts sufficient visitors already and the money could be better spent
- Employ more park keepers to ensure it is a clean and tidy place
- Enhance existing toilet facilities
- Perceived increase in visitors by 50% is a concern; Alkham Road is suffering with extra traffic from TAP. Whole road infrastructure will suffer
- Loss of parking at the eastern café site are well used and removing them for disabled spaces many intended users would be unable to use this facility
- Not everyone comes under the category of permanently disabled, might be temporary such as an accident or operation or generally frail
- Western car park is a long distance from café, has a slight incline and is impractical for some
- Disagree with suggestion that using café as a drop off point would suffice as could feel vulnerable if left alone
- Would result in increase of cars crossing the traffic lanes
- Changes to western entrance are sensible but poor quality with the loss of the brick wall to one side
- Is there a proper, enforceable traffic and parking management plan to ensure the cars accommodated in the new car park are not replaced by more visitors parking along the road

### **Listed Application**

River Parish Council – No comments

Temple Ewell Parish Council – No objection

Historic England – the proposals sit outside of the registered landscape and therefore content for the application to be granted in accordance with national and local policy guidance, and on the basis of DDC expert conservation advice.

Public Representations: One letter of objection raising the issue of the plans lacking detail on the connection between the historic building and the proposed extension.

- f) 1. **The Site and the Proposal**
- 1.1 The site lies outside Dover's urban boundary and is designated open space. The surrounding area is predominantly residential in character. The site is situated on the main Alkham Road with bus stops situated towards the western end of the park. Car parks are at present located to the western and eastern entrances to the site. The site is also accessible from a number of footpaths, which run along the front of the site.

- 1.2 This application is submitted as part of the Kearsney Parks project, which relates to Kearsney Abbey and Russell Gardens. The project is being led by Dover District Council who has secured Heritage Lottery Funding round one, development stage funding for the project. For the purposes of this application, the works under consideration are contained almost exclusively within Kearsney Abbey. The works proposed to be undertaken within Russell Gardens as part of the wider project can be undertaken using permitted development rights and are therefore not covered by the applications subject of this report
- 1.3 The existing site includes the remaining section of the Abbey, the Billiard Room, which at present is used as the café area for the park. In addition to this built form there is a toilet block to the rear of the café. The café building was built in 1821, is single storey, grade II listed and is the remaining part of the Abbey which was demolished in 1959 due to extensive dry rot damage. There is a playground to the east of the café building.
- 1.4 The proposal seeks permission for: repairs to existing café building, erection of a single storey extension to the existing Billiard room to form improved visitor facilities, replacement gates to boundary wall, construction of new boundary walls, extension to parking facilities and new pedestrian bridge over weir.
- 1.5 The single storey extension to the billiard room, which would extend to the side and rear of the existing building would measure 22.5m by 13.3m at its greatest. The extension has been designed with a flat roof which would have a height of 4.8m at its greatest. In addition to the main extension a covered terrace is proposed to the side of the extension which would measure 5.3m by 11m with a height of 3.9m. This extension would provide accommodation for an increased café area, a kitchen, server, plant room, toilets and baby change area and would be finished in reconstituted stone panel cladding to the front and brick to the side and rear with largely glazed elevations and external blind awnings. The existing café area within the billiards room would be kept available for seating. A gallery area separates the two seating areas and provides access to the rear of the extension where the other amenities are proposed. To the front of the extension is a new terraced area. This would be constructed in natural stone paving and would have a ramped and stepped access to the east and west sides. The ramp which is to the west of the billiard room would have an incline of 1:10 and as such would require the installation of railings. These railings are shown on the plans however full details will be required by condition. A ramp is also proposed to the rear of the extension.
- 1.6 The eastern car park adjacent to the existing café will be reconfigured to provide six parking bays for disabled visitors, 3 parking bays for staff/members of the model boat club and cycle parking. The existing storage buildings will be retained in-situ. The remainder of this area will be landscaped with the hardsurfacing being tar spray and chip. The installation of planting beds and flush setts would denote the footprint of the original manor house. The area to the side of the café under the tree canopy where informal parking has taken place in recent years will be blocked off to prevent vehicular access.
- 1.7 The Western car park is shown to be extended to accommodate additional vehicles. The total number of spaces being proposed in this car park will increase from 36 to 109. In order to create this additional parking, plans show the creation of a 'golpa' grass reinforced area which would measure 42m by 31m and would require excavation up to some 2m to achieve the appropriate land levels. This area would then be re-profiled and grass seeded with trees planted to replace those being removed. In addition to the extension of the car park, it is

proposed to alter the existing pedestrian entrance adjacent to the car park. The plans show the creation of an entrance through the existing wall and hedging. The wall and hedging are shown to be retained either side of the entrance with three bollards being installed adjacent to the public footpath.

- 1.8 A number of the pedestrian entrances to the park are proposed to be altered as part of the planning application. The most northeasterly pedestrian entrance to Russell Gardens, will see the relocation of the wooden entrance gate away from the boundary with the neighbouring property 'Cheviot House' and the planting of a section of hedging and the realignment of the footpath – the brick wall which exists would remain in-situ unchanged.
- 1.9 The pedestrian entrance into Kearsney Abbey opposite Lower Road has existing guardrails, gates and bollards at this entry point, with two disused wooden doors to either side. It is proposed to refurbish the existing disused wooden doors and to install proposed double solid hardwood gates to match the side doors (left gate to be permanently open) with a single section of guardrail being retained. Refurbishment works are also shown to the boundary walls along this section.
- 1.10 Tactile paving is proposed to provide an enhanced crossing point at the Lower Road junction with Alkham Road. A further crossing point (east of Lower Road) to demark a point to cross Alkham Road has been removed from the plans to address concerns raised by KCC Highways about a lack of visibility at this point.
- 1.11 The eye catcher bridge which is shown over the weir is to be constructed of metal with a timber deck. The bridge has been amended to show the 'portal frames' removed from the plans.

## 2 **Main Issues**

- 2.1 The main issues are:
  - The principle of the development
  - The impact on heritage and design
  - The impact on the highway
  - Groundwater
  - Flood risk
  - Impact on trees
  - Impact on ecology
  - Impact on open space

### Assessment

#### Principle

- 2.2 The site lies outside of Dover's urban boundary, as defined by the Proposals Map. Within this area, having regard for Policy DM1, the development will not be permitted unless specifically justified by other development plan policies, functionally requires such a location or is ancillary to existing development or uses. In this instance the development proposed would be ancillary to the



existing use taking place on the site and such could be acceptable subject to site specific considerations.

#### Impact on Heritage and design

- 2.3 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local authority in considering whether to grant Listed Building Consent to have “*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.*” The same applies to the consideration of planning applications affecting listed buildings under S.66(1) of the Act. Section 66(2) and 72(1) of the Act states that when considering whether to grant planning permission special regard shall be paid to the desirability of preserving the listed building, and preserving or enhancing the character or appearance of the conservation area.
- 2.4 The NPPF recognises that heritage assets are irreplaceable resources and they need to be conserved in a manner appropriate to their significance. Local Planning Authorities are required to take into account the desirability of sustaining and enhancing the significance of a heritage asset.
- 2.5 Local Planning Authorities are required to assess development, which may affect the significance of a heritage asset taking into account the available evidence. In consideration of the impact of a proposal on a heritage asset conflict between the heritage assets conservation and any aspect of the proposal is sought to be avoided. Great weight is required to be given to an assets conservation. In addition proposals that do not preserve or enhance conservation areas or their setting should be resisted.
- 2.6 In this case the proposed café extension will be attached to a Grade II listed building and as such due consideration must be given to whether there would be harm caused to the character and appearance of the listed building with the LPA having special regard to the desirability of preserving a listed building or its setting (S.16(2) and 66 (1) of the 1990 Act) and special attention being paid to the desirability of preserving or enhancing the character or appearance of the conservation area (S.66(2) and S.72 (1)). Paragraphs 133 and 134 of the NPPF states that where there is harm identified, an LPA must consider whether this can be outweighed by public benefits, including securing its optimum viable use. Where none can be found to outweigh the harm, listed building consent and planning permission must be refused.
- 2.7 The listed building comprises the billiard room and is the last standing remains of the early Nineteenth Century Kearsney Abbey, the majority of which was demolished during the late Twentieth Century. It is a modest structure constructed in a simple Gothic style of rendered brick with a slate roof, glazed lantern and large French doors facing the lake. A key feature of the billiard room which contributes to its significance is the wood panelled interior. The flint and brick boundary wall is individually listed at grade II.
- 2.8 The extension has been designed to be a modern addition to the Grade II listed billiard room. This choice of design was chosen over designing a pastiche extension to ensure that the extension would not compete with the architectural detailing of the billiard room. Concerns have been raised in relation to the design of the extension however, it is considered that the extensions and alterations have been designed to create a built form of development which would not compete visually with the listed building and would instead represent a simple, low-key addition to the existing billiard room which would be sympathetic to the

historic and architectural significance of the existing building. The extension does have a large footprint when compared to the existing listed structure; the need for the size and scale of the extension has been outlined by the applicant as the least required to provide the improved visitor facilities that are required.

- 2.9 A principle aspect of the listed building consent application is the restoration of the billiard room. The interior wood panelling is showing signs of movement and water ingress and in order to ensure the continued preservation of the listed building repair works are now required as detailed in the condition survey report. Repairs are also proposed to the listed boundary wall.
- 2.10 As part of the application details of Public Consultation events which were run have been submitted. These events were run in July and October 2015 with over 400 people taking part. As part of the July consultation session, respondents said that better visitor facilities including café, toilets and parking were their top priority for the project and no comments were received about the designs. At the October sessions one comment was received that expressed disappointment with the designs. With the exception of this one comment relating to the design of the extension, no further comments were received as part of the pre-planning consultation events. The application was lodged following a consideration of responses received to the public consultation events.
- 2.11 Having fully considered the potential for harm on the designated heritage assets it is considered that the proposal would result in less than significant harm as defined by paragraph 134 of the NPPF. As such the public benefits of the proposal must outweigh the harm for the proposal to be considered acceptable. It is considered that the public benefit of restoring the billiard room and extending to provide a much improved visitor facility, which will encourage a greater number of visitors to Kearsney Abbey to enjoy both the listed building, the parkland and the neighbouring Registered Park of Kearsney Court, outweighs the harm identified.

#### Impact on the Highway

- 2.12 Kearsney Abbey at present has two car parks, one to the western end of the site and the other immediately behind the café building to the eastern end of the site. Together these car parks provide 78 spaces, 42 in the eastern car park (including 4 disabled spaces) and 36 in the western car park.
- 2.13 It is proposed as part of this application to increase the parking availability to 118 spaces across the two car parks. 109 of these spaces would be created in the western car park with the remaining 6 being provided in the eastern car park. The 6 spaces being provided in the eastern car park would be disabled spaces with a further 3 spaces being reserved for members of the model boat club. The Transport Statement accompanying the application states that the increase seeks to address both the existing issue of overspill parking in the area and the anticipated increase in visitor numbers following the restoration of the parks (currently circa 30,000 per annum to 45,000 per annum). These conclusions have not been disputed by KCC Highways.
- 2.14 The plans originally submitted showed the creation of a zebra crossing towards the western car park which would replace the existing traffic island providing a pedestrian crossing between Kearsney Abbey and Russell Gardens. Following consultation with KCC (Highways) the zebra crossing has been removed from the application on the basis that further traffic calming interventions would be necessary to meet a safety audit for the crossing. No objections are raised by

KCC Highways to the current/continued use of the 'pedestrian refuge' crossing (linking the Abbey and Gardens) to serve the proposed development. Should any future upgrade of the crossing be proposed it would be possible for this to be dealt with directly between the applicant (DDC) and KCC under a S.278 agreement, outside the scope of this application.

- 2.15 Concern has been raised that the additional development would cause harm to the road infrastructure given the proposed increase in visitor numbers. It is not considered however that that proposal would increase the level of vehicular traffic to such an extent as to cause unacceptable impacts on the highway network. No objections in this respect have been raised by KCC Highways.

#### Groundwater

- 2.16 The site lies within Groundwater Protection Zone 1, within which Policy DM17 directs that development which would be likely to cause contamination to groundwater will not be permitted unless adequate safeguards against possible contamination are provided.
- 2.17 The proposed resurfacing and extension of the western car park would utilize a mixture of permeable materials (tarmac and golpa grass reinforcement) which will distribute surface water infiltration across the site. The existing and proposed roofs will retain their existing drainage to rain water outlets.
- 2.18 No objections have been raised by the Environment Agency in respect of the impact on groundwater.

#### Flood risk

- 2.19 The site is located within a Flood Risk Zone 2 and 3. The proposed use falls within the Less Vulnerable use category, which includes the use of buildings for shops and other services including cafes. As such it is considered that the extension to the café is appropriate within this area. No objections are raised by the Environment Agency.

#### Impact on Trees

- 2.20 There are ten trees to the western car park which are shown as being removed as part of the extension and resurfacing of this car park. Whilst these trees are not covered by a tree preservation order, they are considered to contribute to the character and appearance of the site. In addition to the loss of trees to facilitate the car park alterations, four trees are shown as being removed near to the existing café and parking area. An additional two trees slightly further away from this area are also shown as being removed.
- 2.21 As part of the application, it is proposed to plant six new trees at the western end of the site (3 within the extended car park and 3 just outside the car park). Seven trees are shown to be planted in and around the café extension and resurfaced car park to compensate for the loss here. In order to fully consider the trees which will be re-planted as part of the planning application and to address some concerns raised by the Tree Officer, it is considered necessary to place a condition on any planning permission which requires a detailed scheme for the planting of replacement trees, which should include a programme for this planting as well as a list of species.

- 2.22 The installation of the bridge over the weir will require the loss of one tree. Having considered this loss the Tree Officer has confirmed that he has no objection to the removal of this tree and as such it is considered to be acceptable.
- 2.23 Work is shown on the plans to the existing footpaths in and around the site, many of which are in close proximity to trees. In view of this it is considered that should permission be granted a condition should be attached requiring measures to protect the trees which are being retained during construction.

#### Ecology

- 2.24 As the site relates to parkland the opportunity for wildlife exists, a bat scoping survey has been submitted which shows that bats are present in and around the existing café building. As such the report makes recommendations relating to the presence of a bat worker during any external refurbishment works, provision of bat friendly measures such as the installation of bat roost boxes and no brightly lit areas planned along the existing hedge or treeline areas. Any planned external lighting should be of low intensity with light angled down and away from hedge, border and wetland areas. The development should be carried out in accordance with the recommendations of the bat report and details of lighting will need to be secured by condition. In addition to this, the River Dour is considered to be a high quality chalk stream particularly in the Kearsney and River area. As such it is a priority habitat and the LPA has a duty of regard to maintain and enhance such a habitat. In light of this a condition is suggested to ensure biosecurity.

#### Impact on open space

- 2.25 The area of land subject to this application is designated as public open space in the Core Strategy. Policy DM25 requires that development which would result in the loss of open space should not be permitted unless it is ancillary to the enjoyment of the open space. The extensions and alterations proposed here will result in the loss of some of this open space. However, these proposals form part of a wider project which aims to increase enjoyment of the park with improved and more accessible visitor facilities. It is considered that as the proposals would be ancillary development to an existing use taking place on the site that the loss of an element of open space in this instance can be considered acceptable.

#### Overall Conclusions

- 2.26 It is considered that the development is acceptable in principle. It is also considered that the development would not cause unacceptable harm in terms of its impacts on the character and appearance of the area, heritage assets or their settings, flood risk, impact on trees or ecology or the local highway network, and would be acceptable in all other material respects, subject to conditions. It is therefore recommended that planning permission and listed building consent are granted.

g)

#### Recommendation

- I PLANNING PERMISSION BE GRANTED, subject to conditions to include:- i) Timescale of commencement of development, ii) A list of the approved plans, iii) External materials to be submitted, iv) Scheme for hard and soft landscaping scheme including written specifications, schedules of trees plant, species, sizes and densities/siting, v) Laying out and permanent retention of parking spaces and cycle parking spaces shown on the approved plans, vi) Construction

Management Plan (which will include Tree Protection Measures and Supervision details) during construction phase, vii) Travel Plan shall be submitted and approved, viii) Details of the size, appearance, materials and finish of the new railings, ix) Biosecurity, xii) Development to be carried out in accordance with the Bat Survey Report - Provision of bat worker on site during construction, xiii) Provision of bat boxes, xiv) External lighting details xv) Programme of archaeological work, xvi) Implementation of building recording.

- II LISTED BUILDING CONSENT BE GRANTED, subject to the conditions to include:- i) Timescale of commencement of development, ii) A list of the approved plans, iii) flexible joint between the existing building and new development, vi) joinery, v) eaves detail, vi) sample panel of the repointing of the boundary wall, vii) details of proposed new render to billiard room, viii) sections and elevations to show the detail of the reopening of the blocked doorways.
- III Powers to be delegated to the Head of Regeneration and Development to settle any necessary planning conditions in line with the issues set out in the recommendation and as resolved by Planning Committee.

Case Officers

Kerri Bland and Alison Cummings