

HARROGATE BOROUGH COUNCIL

PLANNING AREA2 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.

DATE: 9 March 2004

PLAN: 01	CASE NUMBER: 02/03533/FUL
	GRID REF: EAST 439242 NORTH 467226
APPLICATION NO. 6.56.20.J.FUL	DATE MADE VALID: 30.08.2002
	TARGET DATE: 25.10.2002
	WARD: Newby

APPLICANT: Historic Buildings Conservation Ltd

AGENT: Allen Tod Architecture Ltd

PROPOSAL: Conversion to form 13 no. duplexes and 9 no. flats with the erection of side extension to form 2 no. town houses. Formation of new vehicular access with associated car parking (Revised Scheme) (Site Area: 0.269 hectares).

LOCATION: The New Maltings Langthorpe Boroughbridge York North Yorkshire YO51 9BZ

REPORT

SITE AND PROPOSAL

This application was last considered by members at their meeting on 17th December 2002 when it was deferred for two reasons: one related to the receipt of money towards public open space provision and the other the receipt of revised financial information to see if the requirement for affordable housing should still be waived. The Minute could have been clearer - it read (for this latter element) "*Receipt of additional financial information and reconsultation with Director of Health and Housing*". The Minute did not give guidance as to what to do if it was considered there was scope for some affordable housing but the purpose and intention behind the Minute was felt to be to explore this and find a way forward. After consideration of the figures, it was considered that indeed there was scope for some affordable housing. A meeting was held in August 2003 and a way forward was reached with the applicants' representatives. This was, through the medium of a Section 106 Agreement, to defer the agreement as to the amount of affordable housing until hard figures were known but to set a cap of a maximum of 5 units. This allowed work to be done to the building and for real costs to be used in any sums in respect of viability. It might mean at that stage no affordable units could be justified but if they could then clauses in the Agreement set out a timetable and ensured that they remain Affordable for the future. The Section 106 Agreement also covered the Public Open Space Commuted sum payment.

The previous report is repeated for Members information but updated as necessary.

This application follows a refusal on 20 December 2001. Since then long negotiations have taken place and considerable modifications have been made. This report should be read in

conjunction with the parallel one on the application for Listed Building consent (6.56.20.K.LB) which follows on the agenda. This was approved at the meeting and is NOT repeated here.

The Grade II Listed New Maltings dates from c.1904. The building has been under-occupied for many years and empty since the mid-1960s. It is in poor condition, having particularly suffered from ingress of pigeons for a long time. It has deteriorated in the last year, especially in the roof.

It is on three floors, with twin, slightly taller three bay kilns attached to the eastern end, with pyramidal roofs with elevated flat-topped flues above. It also has a timber framed "lucam", a projecting loading door with gabled roof at the top of a hoist. At its eastern end is a substantial but lower extension. Further east again are the tumble-down remains of some detached pigsties. The building is built of brick with a tile roof. There is limited open space attached to the building, mainly to the north and some to the east. Also to the east are a number of trees including an ash of note.

The dimensions of the main building are 46 metres x 17 metres, plus 12.5 metres high. The existing outbuilding at the eastern end is about 7 x 7.5 metres, plus 6 metres high to the ridge.

The function of maltings is to allow the fermentation of malt as part of the brewing process. This happens by spreading out barley to grow, within the building, helped artificially by warm water. Therefore furnaces and flues are an important part of the building.

Internally these maltings retain many original features including the kilns at the eastern end, low ceiling heights between the floors, steeping tanks, shutter mechanisms for window openings, and also an interesting Jacobs Ladder.

Originally the building was at the northern end of a complex of brewery buildings, including a tower and an older maltings. These have both been converted to residential use but the rest of the complex has been replaced with new build housing at quite a high density, both sides of "Waterside". North of The Maltings is an area of traditional housing along Skelton Road, including Victory Terrace.

The whole area is designated Conservation Area.

As considered in December 2002 the proposal would have created 27 units: 16 duplexes (in essence, flats on two floors), 9 flats and 2 town houses with almost flat roofs. The previous scheme had 28 units: 22 duplexes, 4 flats and 2 town houses. Amended details received in April 2003 revised the internal layout to provide 13 duplex units, 9 flats and 2 town houses. This has benefits externally as it reduces the parking demand slightly and permits a better arrangement of spaces set further away from the building, and as well as the town houses, permits 3 of the other units to have two spaces.

Considerable alterations are proposed to the building. Externally, various bricked up doors and windows would be opened up. In addition, there would be a net increase in the number of windows of 37, plus 6 doors, including a large entrance feature of 2.5m x 4.5m high, and 4 small rooflights and 9 large rooflights. There would also be 21 balconies - these have not changed in number but I make it 22. The new build houses would have

almost flat roofs and a line of windows just below the roof. There are some minor changes to these figures in terms of windows (4 more) and doors (1 extra and two windows lengthened) but the number of rooflights remains the same, although there is a slight repositioning of two. These minor external modifications to the building, compared to that considered by Members, do not significantly alter the impact of the scheme.

Generally, modern materials to be introduced include zinc cladding and powder coated steel. Parking would be provided for 37 cars, plus 1 integral garage in each of the 2 town houses and this remains the same.

Access would be onto The Maltings, with a second emergency access north past Victory Terrace onto Skelton Road.

The main differences to the previous (refused) scheme are:-

A reduction of one unit

Reduction in size of units (total 55 bedrooms compared to 61 previously; now 5 x one bedroom units, just one previously)*.

Deletion of 10 large dormer windows in the roof

Reduction in size but increase in number of balconies

Reduction in size of new windows

Much less alteration to the lucam.

* There are now 48 identified bedrooms overall in 24 units: 2x3 bed houses; 1x3 bed unit, 18x2 bed units and 3x1 bed units although some have flexible spaces and another 5 bedrooms could be found.

There were two documents accompanying the application: "Preliminary Structural Inspection" and "Archaeological Building Appraisal".

MAIN ISSUES

1. Effect on Character of Listed Building and Conservation Area
2. Rescuing a Building at Risk
3. Industrial Archaeology
4. Housing Policy
5. Overlooking
6. Parking
7. Trees
8. Recreational Policies

RELEVANT SITE HISTORY

DC 76/13173/FUL - Conversion of brewery to six houses: Approved September 1976 - Renewed 1979, 1982, 1985 and 1988

DC 88/03165/OUT - Conversion to 20 flats/maisonettes: Approved 10 January 1989

DC 89/01777/FUL - Conversion to 30 residential units: Approved 12 December 1989

DC 93/02783/FUL - Conversion for use as care home and care assisted flats: Approved 13 September 1994

01/04252/FUL - Conversion to form 22 duplexes, 4 flats, 2 town houses. Refused 20 December 2001.

Reason: Design out of keeping with listed building status and conservation area, loss of industrial archaeology features, overlooking, insufficient parking, loss of trees.

01/04253/LB - Listed Building Consent for above. Also refused 20 December 2001.
Reasons - as above, except overlooking and parking.

EN 99/00235/PR15 - Enforcement inquiry 1999

The enforcement action in 1999 resulted in the building being made secure, especially to stop entry of unauthorised people, and its environs being tidied up. This in turn led to preliminary discussions which were to lead to the previous applications. The discussions started in July 1999.

A Development Brief was prepared for the larger area in 1997. It recognised residential use as the likely new use for The Maltings. Criteria for redevelopment included the need for compatibility with the preservation of the fabric and character of the listed buildings.

CONSULTATIONS/NOTIFICATIONS

Parish Council

Langthorpe

Environment Agency

No objection in principle, subject to conditions

British Waterways

No comment

D.L.A.S Arboricultural Officer

Tree works generally acceptable, but Ash should be considered for retention. Requests landscaping scheme.

Environmental Health

Notes that building becoming derelict. No objections subject to condition on ground contamination.

DLAS - Open Space

Commuted sum calculated as £19,080 for all facilities, allocated to new play area - Leeming Lane.

Conservation and Design Section

See Assessment of Main Issues

Local Plans Policy

See Assessment of Main Issues

Housing Development

Considers site falls into the remit of requiring affordable housing under Policy H5.

H.B.C Land Drainage

No comments

Highway Authority

Parking provision acceptable for residents, but needs 5 further spaces for visitors.
Requests 10 conditions.

County Education Officer

No financial contribution requested.

Police Architectural Liaison Officer

Comments on access control (passed to agent).

Commission for Architecture & Built Env

Existing building appears robust enough to take proposed interventions. New extension seems to work well in design terms.

Yorkshire Water

Various observations and requests 5 conditions.

English Heritage

Removal of dormers and revised design for lucam major improvements to earlier design.
Objects to large balconies; urges removal or very drastic reduction. Regret removal of internal fittings and recommends recording condition, if approved

Heritage Unit of NYCC

Satisfied that appraisal report is an adequate record of the building.

BOROUGHBRIDGE TOWN COUNCIL

Boroughbridge

York Georgian Society

No objection if Council happy

Chief Estates Surveyor

Having assessed the capacity to provide Affordable housing based on info supplied 7.7.03 considers there is scope for some provision

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 11.10.2002
PRESS NOTICE EXPIRY: 11.10.2002

REPRESENTATIONS

LANGTHORPE PARISH COUNCIL - does not object but comments as follows:-

"Balconies - The balconies as shown on the plan are not acceptable. If they complemented the balconies on the Laundry Tower, Waterside, they would be acceptable."

"Access - when plans were submitted last time a request was made for clarification that there be no access into or out of the proposed development onto Skelton Road due to safety considerations, as there is no line of sight in either direction from this exit. This should be a condition of permission."

"Electric sliding gate - Clarification is required that the electric sliding gate is a condition of permission."

"Car parking - Concern was expressed that there is an inadequate amount of parking spaces for the amount of proposed units."

BOROUGHBRIDGE TOWN COUNCIL - No objections, but comments:-

"The Town Council feels that the plans and specifications must be adhered to and any alterations must be notified to Langthorpe Parish Council and Boroughbridge Town Council."

OTHER REPRESENTATIONS -

HARROGATE CIVIC SOCIETY - Housing not needed because of over-provision in district. Two houses "totally inappropriate - carbuncle". Very large rooflights, large balconies out of place. Prefers vertical to horizontal railings for balconies.

One objection from a nearby residents - Points made:-

Loss of character because of new and enlarged openings
Steel and glass balconies, entrance frame, steel lined chimneys, gull-shaped flat roof of town houses, all out of character.

Over-development of site because of large number of units.

VOLUNTARY NEIGHBOUR NOTIFICATION - None.

RELEVANT PLANNING POLICY

PPG1 Planning Policy Guidance 1: General Policy and Principles

PPG3 Housing

PPG15 Planning Policy Guidance 15: Planning and the Historic Environment

PPG16 Planning Policy Guidance 16: Archaeology and Planning

SPH1 North Yorkshire County Structure Plan Policy H1

SPH8 North Yorkshire County Structure Plan Policy H8

SPH9 North Yorkshire County Structure Plan Policy H9

LPHD01 Harrogate District Local Plan Policy HD1: Statutory list of buildings of special architectural or historic interest

LPHD03 Harrogate District Local Plan Policy HD3: Control of development in Conservation

Areas

- LPHD04 Harrogate District Local Plan Policy HD4: Development affecting Archaeological Sites
- LPHD13 Harrogate District Local Plan Policy HD13: Trees and Woodlands
- LPR04 Harrogate District Local Plan Policy R4: Open Space Requirements for New Residential Development
- LPR10 Harrogate District Local Plan Policy R10: River Ure and Ouse Navigation
- LPA01 Harrogate District Local Plan Policy A1: Impact on the Environment and Amenity
- LPH05 Harrogate District Local Plan Policy H5: Affordable Housing
- LPH06 Harrogate District Local Plan Policy H6: Housing developments in the main settlements and villages
- LPH13 Harrogate District Local Plan Policy H13: Housing Density, Layout and Design
- LPH17 Harrogate District Local Plan Policy H17: Housing Type
- LPHX Harrogate District Local Plan Policy HX: Managed Housing Site Release
- SPT9 North Yorkshire County Structure Plan Policy T9
- SPE4 North Yorkshire County Structure Plan Policy E4
- SPE5 North Yorkshire County Structure Plan Policy E5
- LPHD20 Harrogate District Local Plan Policy HD20: Design of New Development and Redevelopment

ASSESSMENT OF MAIN ISSUES

1. EFFECT ON CHARACTER OF LISTED BUILDING AND CONSERVATION AREA -

Policy HD1 states that:

"Development will not be permitted where it would have an adverse effect on the character, physical fabric or setting of a Listed Building ..."

"When considering applications for alterations, extensions or changes of use to Listed Buildings the overriding consideration will be the maintenance of the special architectural and historic interest of the original listed building."

Policy HD3 states that:

"Development which has an adverse effect on the character or appearance of a conservation area will not be permitted"

County Structure Plan Policy E4 has similar scope.

PPG15 states at 3.3 that:

".... The starting point for the exercise of listed building control is the statutory requirement on Local Planning Authorities to "Have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. (S16 of the Act). This reflects the great importance to society of protecting listed buildings from unnecessary demolition and from unsuitable and insensitive alteration and should be the prime consideration for authorities in determining an application for consent."

With the previous design the Council had concerns about the new window openings in the walls, the dormers, the new entrance feature and the lucam, and balconies. They partly

reflected the opinion of English Heritage that the proposed changes were unacceptable, to the point that if implemented they could result in the building being de-listed. The individual areas of concern are now discussed in turn:-

- a) The objection had been to the number, size and design of windows in the walls. Apart from the old openings to be reused, there would be an additional 37 windows and 6 doors. The details have now been amended. The number will stay the same but the windows have been narrowed from 1 metre to 600mm to resemble the existing openings. The existing building is dark, with few windows, therefore the new windows are needed for the residential use. They would be inserted between existing windows which allows for a symmetrical layout. External consultees generally support them.
- b) In the roof, 10 large dormer windows, 3 metres wide x 3 metres high have been deleted. They are replaced by 8 rooflights, all 1.8 metres wide and 3 at 2.3 metres high, with the other 5 at 1.5 metres high. In addition, there would be a total of 19 small rooflights in the main roof and the kilns, 6 more than exist now but 9 less than in the previous scheme.
- c) The lucam was to have been completely redesigned with zinc cladding and with a glazed feature entrance, the full height of the north west wall, 7 metres high. The lucam is now to be in timber and the glazed feature will now be 4.5 metres high.
- d) Previously there was to have been a total of 15 balconies on the original building, 14 at 1.5m x 3m and one at 2.5m x 1.2 metres deep. There are now to be 20 balconies at a reduced size: 7 at 1m x 3m (6 on the first floor), 13 at 0.5m x 1.7m (8 on the second floor on the north elevation). The applicants believe that balconies represent desirable features which are very important to the saleability of the units.
- e) The 2 town houses to replace the eastern extension would be on 3 floors and include 1 integrated garage each. Each would have 3 bedrooms. They would also have a balcony, on the third floor only. Their roofs appear generally flat but would in fact have a slight curve, to make them gull-shaped. The changes since the previous design are that they would now have smaller balconies and 3 further windows.

Overall there has then been considerable change, especially the omission of the large dormers, the restoration of the lucam, but also the narrowing of the new windows and the reduction in size of the balconies and number of roof lights. There are still concerns about the balconies, especially from external consultees, but they are considered not to be prominent, as your officers believe is indicated by the artist's impression supplied with the application.

There are also concerns from consultees about the town houses. However, the applicants are unwilling to reinstate the existing pitched roof outbuilding because it would offer less accommodation to a financially marginal scheme. Your officers do believe that the town houses can be read as a separate structure to the main Maltings, so are prepared to accept them as interesting and innovative additions. However, if the scheme is accepted in principle more details are needed to cover the following points:-

How the interior columns, beams, floors, roof trusses etc will be retained. A cross section as proposed is needed.

Information on how the windows open and on cill/head details.

A 1.50 typical cross section and longitudinal part section.

A full door and window schedule with typical details at 1:20, 1:5 and 1:1.

Full details of fire protection to the columns and beams.

Typical skirting, architrave etc details.

These can be achieved by planning condition.

2. RESCUING A LISTED BUILDING - The Maltings is on the Council's Register of Buildings at Risk. Clearly it is not needed for its original purpose therefore a new, economically viable, use must be found to ensure its future.

As PPG15 states, finding a new use:

"... will often necessitate some degree of adaptation. The range and acceptability of possible uses must therefore usually be a major consideration when the future of listed buildings ... is in question.

Judging the best use is one of the most important and sensitive assessments that Local Planning Authorities ... have to make. It requires balancing the economic viability of possible uses against the effect of any changes they entail in a special architectural and historic interest of the building or area in question. In principle the aim should be to identify the optimum viable use that is compatible with the fabric, interior, and setting of the historic building (3.8,9)".

However, PPG15 also asks Local Planning Authority's to be flexible where new uses have to be considered to secure a building's survival (3.10).

Re-use of existing buildings also accords with North Yorkshire County Structure Plan Policy H4.

The principle of finding a new use to save the building is to be supported, and has consistently been promoted by this Council.

Previously it was considered that substantial amendments were required. It is now thought that the scheme has been amended sufficiently to be acceptable. .

3. INDUSTRIAL ARCHAEOLOGY - Policy HD4 states that permission for development:

"on scheduled ancient monuments and other sites of archaeological importance will not be permitted where it is considered that the development would have an adverse effect on the site"

Policy E5 of the County Structure Plan makes a similar point.

The Maltings is not a scheduled ancient monument but has considerable industrial

archaeology importance, revealed by the comments of English Heritage and the CBA. Both organisations have concerns about the loss of historic internal features as well as alterations to the exterior. However they recognise the difficulties of finding a new use, and support the scheme subject to retention of as many of the features as possible, subject to adequate recording

4. HOUSING POLICY - The site is within the development limits set by Inset Map 6 for Boroughbridge, under Policy H6 of the Local Plan. Its use for housing is therefore acceptable in principle. Structure Plan Policy H1 has similar scope.

In terms of the Managed Housing Release Policy (Policy HX of the Selective Alteration) this is acceptable as it is a previously developed site which provides substantial planning benefits, that is the renovation of the listed building. The density and mix of housing units is appropriate for the site and satisfies Harrogate District Local Plan Policies H13, H17, Selective Alteration H13 and H17, as well as North Yorkshire County Structure Plan Policy H8.

Policies H5 and Selective Alteration H5 would normally require an element of affordable housing. There is no provision here. Previous negotiations with housing officers of the Council has provided evidence to waive the requirement in view of the need for a package which will be financially viable.

However, at the meeting in December 2002 Members deferred the application to receive revised financial information and to reconsult the Director of Health and Housing. This followed receipt of a letter from the applicant's agent advising that, since figures had altered from 2001 when an assessment of costs had been made, a full financial reappraisal was to be carried out early in the New Year (2003). Following which they would be happy to discuss this issue further "with the Housing Department officers as part of a review to ascertain if the original agreement on affordable housing is still valid, and if not, to arrive at an acceptable formula to allow the project to progress".

5. OVERLOOKING - Policy HD20 lists design principles which proposals for redevelopment should take into account including:-

"I New development should respect the privacy and amenity of nearby residents and occupiers of adjacent buildings."

Criterion B of Policy A1 is similar, stating as it does that proposals for development will not be permitted where they:

"B Have an unacceptable effect on residential amenity and surrounding land uses."

The south east wall is within 4 metres of the back gardens of 2-18 The Maltings and 20 metres from their rear walls. In the previous scheme the balconies were considered likely to give rise to problems of overlooking and loss of privacy to residents of those houses.

However, it is considered that the revised scheme particularly the smaller size of balcony overcomes this problem. There have been no objections on overlooking grounds, unlike the previous application.

6. PARKING - Policy A1 also discourages development proposals which would:

"A) Cause significant problems related to access, road safety or traffic flow.

North Yorkshire County Structure Plan Policy T9 covers the same point.

The County Council's requirements for parking have been mentioned. They are 1.5 parking spaces per dwelling and 1 visitor space per 5 dwellings.

The scheme as permitted has 35 parking spaces including a single garage in each of the two houses.

It is considered that the County's standards should be applied in this case. This is not a case where PPG3 advocates reduced parking provision in sustainable locations, especially those near public transport nodes. Boroughbridge has no train service and only a limited bus service, which is not convenient for journeys to work. In contrast it is exceedingly convenient for the A1 (M). It is therefore likely that car ownership will be high, and that properties here will be attractive to motorway commuters.

Local residents have drawn close attention on the previous scheme, but not this, to existing parking problems on Waterside. Photographs showing weekend parking congestion there were supplied with the previous application.

NYCC officers believe that there is adequate parking on site for residents but that 5 additional spaces are needed for visitors. These could be provided on land in the applicant's control, west of the Maltings in part of an allotment area, in a way satisfactory to the local highways authority, hence condition 11.

7. TREES - Policy HG13 states that:

"Proposals which would involve the loss of trees or woodland which contribute to the character or setting of a settlement will not be permitted."

The Arboricultural Officer recommends retention of the Ash tree. However, the site of the tree is needed for parking. As there are other trees in the general area, both in gardens and in the nearby open countryside, it is not considered that its loss should be resisted.

8. RECREATIONAL POLICY - There are two aspects to this. First Policy R4 normally requires a contribution to be made from residential development for recreational facilities. Application of the formula to the proposals as it would require a contribution of approximately £19,000. This would be allocated to a new play area at Leeming Lane and to the Boroughbridge Sports Association. It is understood that the applicant is willing to so contribute.

The second aspect is that Policy R10 concerns river related recreational activities along the river Ure and Ouse navigation. The river is over 80 metres south of The Maltings and in this case Policy R10 is not relevant.

CONCLUSION - The Maltings is a Listed Building at Risk and needs a new, economically viable, use to secure its future. The challenge is to do this in a way that does not cause its

special character to be lost. The difficulties are particularly set by the physical problem of converting a large, dark building in poor physical condition.

Before a decision is made on whether the design should be supported, it is suggested that the value of The Maltings is for three reasons.

- * Its status as a building listed for its architectural and historic importance.
- * Its historic value in terms of industrial archaeology
- * Its townscape contribution, as seen in the wider scene.

This categorisation is acknowledged as being somewhat crude, not least because the three categories overlap considerably.

Changes to the design by the omission of the dormers, the more traditional treatment of the lucam, the reduction in size of the balconies and the narrowing of the windows are all alterations seen as considerable improvements.

Concerns remain over the increased number of the balconies from both external consultees and your officers, however, even though these have been further reduced by the applicants. The applicants want to keep the balconies as they are seen as important selling points. The artists impression suggests that they would look acceptable, therefore, on balance they are supported.

The new build housing has also attracted much criticism. The applicants wish to keep them because of the greater amount of accommodation which can be provided adding to the financial viability of the scheme. Your officers can accept this because the new build housing can be seen as being apart from rather than an integral part of the main Maltings building.

Industrial archaeology aspects are the second element. Maltings are specialist buildings, not lending themselves easily to conversion. Reluctantly, it is concluded that it is inevitable that many of the features of interest will be lost. Some can be preserved and displayed, the rest will have to just be recorded.

The three reasons for the value of the Maltings are now returned to. The detailing and character of the listed building will be much changed. However, this is now much less than proposed before and the possibility of de-listing is now no longer mentioned. Its internal industrial archaeology value would go although features should be recorded fully. However, because of the far more restrained changes to the roof, its townscape value in longer views will be kept more satisfactorily: the building is more widely seen in Langthorpe, from the northern part of Boroughbridge and even from the A1(M).

PPG15 asks Local Planning Authority's to be flexible where new uses are needed to serve a building. On balance the design is considered acceptable in the circumstances.

Further parking is needed, but land controlled by the applicant exists, now in allotment use.

It is now recommended that it be confirmed that affordable housing requirements be dealt with in the manner negotiated by your officers; ie. by a Section 106 Agreement because of the considerable financial investment required by this building and the overall planning gain

of saving this listed building.

It is considered that the compromises bring the scheme to the point where, on balance, approval can be recommended.

CASE OFFICER: Mr P Sutor

RECOMMENDATION

That the application be DEFERRED and HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary and following the completion of a S106 Agreement requiring:

- 0 a) the payment of a commuted sum of £19,080 in lieu of on site Public Open Space provision; the provision of up to 5 units of affordable housing (discounted purchase type) if after a certain defined amount of work has been done and an appraisal using hard figures shows that it is financially viable to provide any up to this maximum. Such units to be available in perpetuity as affordable through a Registered Social Landlord.

PROPOSED CONDITIONS:

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5yrs
- 3 No development shall take place until the following details have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
 - a) Method of retention of the interior columns, beams, floors and roof trusses.
 - b) Construction and materials of all doors and windows, including how the windows open and of cills and window heads with typical details at 1:20, 1:5 and 1:1, as required by the local planning authority.
 - c) Skirting and architraves.
 - d) Fire protection to the columns.
 - e) A typical cross section and longitudinal part section at 1:50 scale.
- 4 CD10 MATERIALS TO BE APPROVED
- 5 CL02 LANDSCAPING: DETAILS TO BE APPROVED
- 6 CL02X PROVISION FOR TREE PLANTING
- 7 CQ03 GRD CONTAMINATION/INVESTIGATION/REMEDIATION PROPOSALS
- 8 An emergency access shall be provided to link the proposed estate road with the rear access of Victory Terrace. Full engineering details shall be submitted to and approved by the Local Planning Authority after consultation with the Highway Authority.
- 9 HW01 DETAIL'D PLAN ROAD/FUTURE WY LAYOUT OF ALL TYPES
- 10 HW02 CONSTRUCTION OF ROADS/FUTURE WY PRIOR TO OCCUPATION OF DWELLINGS

- 11 Prior to the first use of the development the approved vehicle parking, manoeuvring, turning areas indicated on the submitted drawings [Reference 98030 201 rev J] shall be provided, laid out, hard surfaced, drained, marked out and made available for use. An additional area for the parking of at least 5 visitor's cars shall be provided west of The Maltings on land under the control of the applicant, to the satisfaction of the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 12 HW22 PRKG FOR DWL'GS WHERE COMMUNAL PRK APPRO
- 13 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY
- 14 HW29 DOORS/WINDOWS OPENING OVER THE HIGHWAY
- 15 Prior to the commencement of the development there shall be submitted to and approved by the Planning Authority after consultation with the Highway Authority proposals for the provision of an on site parking area and an on site materials storage area, capable of accommodating all staff and sub-contractors' vehicles clear of the adjacent residential estate roads and all materials required for the operation of the site. The approved compounds shall be available for use at all times building works are in operation.
- 16 No vehicles associated with on site building works shall be parked outside the application site.
- 17 Surface water from the private parking and access areas shall not discharge into the proposed highway. Full details of any measures required to prevent such discharges shall be submitted to and approved by the Planning Authority. The approved measures shall be installed prior to the occupation of the associated dwelling and thereafter maintained to prevent such discharges.
- 18 Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 4 metres of the line of the sewer, which crosses the site.
- 19 The site shall be developed with separate systems of drainage for surface water.
- 20 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority.
- 21 Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.
- 22 Prior to being discharged to any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings shall be passed through trapped gullies installed in accordance with a scheme previously submitted and approved in writing by the Local Planning Authority. Roof drainage should not be passed through any interceptor.
- 23 There should be no discharge of foul or contaminated drainage from the site into either ground water or any surface waters, whether direct or by soakaways.
- 24 No development shall take place without the prior written approval of the Local Planning Authority of:
 - i) A full written and photographic record of The Maltings, including all internal items to be removed.
 - ii) A scheme for the retention and display of artefacts from The Maltings.
- 25 There shall be no means of vehicular access to or from the application site other than from the access from Waterside only unless otherwise approved in writing by the

Local Planning Authority.

- 26 Prior to the development commencing details of how Secured by Design principles have been incorporated into the scheme shall be submitted for the written approval of the Local Planning Authority and once approved such details shall be implemented prior to occupation of any of the units.

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD12R VISUAL AMENITY
- 4 CD10R INTERESTS OF AMENITY
- 5 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 6 CL02XR SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 7 CQ03R TO PROVIDE A SAFE ENVIRONMENT FOR USERS
- 8 HW08R ROAD SAFETY REQUIREMENTS
- 9 HW01R ROAD SAFETY REQUIREMENTS
- 10 HW02R ROAD SAFETY REQUIREMENTS
- 11 HW18R ROAD SAFETY REQUIREMENTS
- 12 HW22R ROAD SAFETY REQUIREMENTS
- 13 HW26R ROAD SAFETY REQUIREMENTS
- 14 HW29R ROAD SAFETY REQUIREMENTS
- 15 HW08R ROAD SAFETY REQUIREMENTS
- 16 HW08R ROAD SAFETY REQUIREMENTS
- 17 HW08R ROAD SAFETY REQUIREMENTS
- 18 CB18XR TO ALLOW SUFFICIENT ACCESS FOR MAINT/RPR
- 19 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 20 CB26R TO ENSURE DEV CAN BE PROPERLY DRAINED
- 21 To ensure that no surface water discharges take place until proper provision has been made for their disposal.
- 22 CB19R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 23 CB19R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 24 CP02R THE SITE IS OF ARCHAEOLOGICAL IMPORTANCE
- 25 In the interests of highway safety.
- 26 In the interests of residential amenity and community safety in order to reduce the fear of crime.

INFORMATIVES

1. Listed Building Consent is also required in respect of this development. You are advised not to start work until such time as an appropriate Notice of Listed Building Consent has been granted and you should ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of such a Listed Building Consent.
2. The plans to which this approval refers are as follows:-

98030 001 rec. 24.07.2002
98030 201.J rec 26.03.2003
98030 202.G rec 26.03.2003
98030 203.J rec 07.04.2003

98030 204.I rec 26.03.2003
98030 205.G rec 26.03.2003
98030 206.E rec 18.11.2002
98030 208 Rec 18.11.2002

3. The contact details for the Police Architectural Liaison Office are:

Steve Norman
Richmond Police Office
l'Anson Road
Richmond
DL10 4ND

Tel: 01609 789370

Condition 26 refers.

