

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Extend and alter former office building to create 6 flats (residential use class 2) and Medical Centre with ancillary pharmacy (Public Amenity Use Class 18), erect bin/bike and plant store and create petanque pitch and parking area (Protected Building and Protected Trees).

LOCATION: Grange Road House, La Grange, St. Peter Port.

APPLICANT: New Vision Ltd

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 30/09/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/07/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton 2068 03. 01A, 02, 03B, 04B, 05A, 06A, 07A, 08B, 09, 10A, 11A, 12, 13, 14, 15, 16A, 17, 26, 27, 28 & 29.

Application Ref: FULL/2022/1268

Property Ref: A306970000&A30697A000

Conditions and reasons:-

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. Prior to removal of the existing, large-scale drawings (1:20 elevations; 1:5 sections) of all new and replacement internal and external doors and windows including new internal architraves and secondary glazing shall be submitted for the written agreement of the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To ensure that the special characteristics and interest of the Protected Building are suitably protected and retained in accordance with Island Development Plan Policy GP5: Protected Buildings.

5. Prior to the commencement of construction of the pharmacy extension and entrance block, details of the means by which the new structures would be attached to the existing walls shall be submitted for the written agreement of the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To ensure that the special characteristics and interest of the Protected Building are suitably protected and retained in accordance with Island Development Plan Policy GP5: Protected Buildings.

6. Unless otherwise agreed in writing with the Authority, the junction between the pharmacy extension and western roof of the hall shall be treated in that same way as the junction between the lobby extension and eastern roof of the hall.

Reason - To ensure that the special characteristics and interest of the Protected Building are suitably protected and retained in accordance with Island Development Plan Policy GP5: Protected Buildings.

7. Prior to the commencement of construction of the mezzanine within the hall, details of the means by which the new structure would be attached to the existing wall and floor shall be submitted for the written agreement of the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To ensure that the special characteristics and interest of the Protected Building are suitably protected and retained in accordance with Island Development Plan Policy GP5: Protected Buildings.

8. Prior to the commencement of construction of the pharmacy extension, the cladding material shall be agreed in writing with the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

9. Prior to its installation, the appearance and materials of the new "screen for plant" to surmount the entrance block shall be agreed in writing with the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

10. Prior to installation, the appearance of new and replacement roof-edge parapets shall be agreed in writing with the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

11. Prior to installation, specifications of the proposed paving shall be submitted for the written agreement of the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

12. Prior to installation, specifications of the water feature shall be submitted for the written agreement of the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

13. Prior to their installation, details of the position and external appearance of all new vents and extractors shall be agreed in writing with the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

14. No part of the building or development hereby permitted shall be used or occupied until the existing first floor window on the western boundary of the site as indicated on drawing no. 2068 03.04B has been obscure glazed, the precise method and details of which shall beforehand be submitted to and approved in writing by the Authority. The approved obscure glazing shall be retained thereafter in perpetuity unless otherwise agreed in writing by the Authority.

Reason - To protect the reasonable privacy of neighbouring residents.

15. No development, including site works, shall begin on site until each tree shown to be retained on the approved plan has been protected, in a manner previously agreed in writing by the Authority. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

16. A scheme for arboricultural oversight by a retained qualified and experienced arboriculturist (which shall include oversight of preparation before construction and during the building work itself to minimise construction injury to trees and ensure compliance with BS5837:2012) shall be submitted to and approved by the Authority before any work is commenced on the site in the vicinity of the protected trees. Works shall not be carried on other than in complete accordance with the approved scheme and its recommendations.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

17. No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) finished levels or contours;
- v) any screen walls or similar structures;
- vi) any other structures to be erected or constructed;
- vii) functional services above and below ground; and
- viii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

18. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

19. Unless agreed in writing by the Authority, residential WC and bathroom walls shall be constructed in a manner that will allow the installation of grab rails at a later date in accordance with Lifetime Homes standards.

Reason - To ensure flexible and adaptable accommodation that is able to respond to people's needs over time in accordance with Island Development Plan Policy GP8: Design.

20. Unless agreed in writing by the Authority, residential service controls shall be located so they are accessible in accordance with Lifetime Homes standards.

Reason - To ensure flexible and adaptable accommodation that is able to respond to people's needs over time in accordance with Island Development Plan Policy GP8: Design.

21. No part of the building or development hereby permitted shall be used or occupied until the agreed scheme of provision to be made for the parking of cycles, under cover and secure, has been fully implemented. The provision for cycles shall not be used for any other purpose.

Reason - To encourage the use of bicycles as an alternative to the car.

Expiry Date: This permission will cease to have effect on 29/09/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

There are notes within the Statement of Significance and changes which are not indicated on the plan drawings may also be contained within that document. Consequently, the Statement of Significance is not an approved document.

There is a note on the annotated photo on drawing 03.26 which reads "Attempt to carefully remove...". This could result in wholesale loss of historic skirting boards and therefore this photograph and notation is not approved.

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

- (1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).
- (2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.
- (3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.
- (4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.
- (5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service

PLANNING APPLICATION REPORT

Application No: FULL/2022/1268
Property Ref: A306970000&A30697A000
Valid date: 06/07/2022
Location: Grange Road House La Grange St. Peter Port Guernsey GY1 1RQ
Proposal: Extend and alter former office building to create 6 flats (residential use class 2) and Medical Centre with ancillary pharmacy (Public Amenity Use Class 18), erect bin/bike and plant store and create petanque pitch and parking area (Protected Building and Protected Trees).
Applicant: New Vision Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. Prior to removal of the existing, large-scale drawings (1:20 elevations; 1:5 sections) of all new and replacement internal and external doors and windows including new internal architraves and secondary glazing shall be submitted for the written agreement of the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To ensure that the special characteristics and interest of the Protected Building are suitably protected and retained in accordance with Island Development Plan Policy GP5: Protected Buildings.

5. Prior to the commencement of construction of the pharmacy extension and entrance block, details of the means by which the new structures would be attached to the existing walls shall be submitted for the written agreement of the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To ensure that the special characteristics and interest of the Protected Building are suitably protected and retained in accordance with Island Development Plan Policy GP5: Protected Buildings.

6. Unless otherwise agreed in writing with the Authority, the junction between the pharmacy extension and western roof of the hall shall be treated in that same way as the junction between the lobby extension and eastern roof of the hall.

Reason - To ensure that the special characteristics and interest of the Protected Building are suitably protected and retained in accordance with Island Development Plan Policy GP5: Protected Buildings.

7. Prior to the commencement of construction of the mezzanine within the hall, details of the means by which the new structure would be attached to the existing wall and floor shall be submitted for the written agreement of the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To ensure that the special characteristics and interest of the Protected Building are suitably protected and retained in accordance with Island Development Plan Policy GP5: Protected Buildings.

8. Prior to the commencement of construction of the pharmacy extension, the cladding material shall be agreed in writing with the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

9. Prior to its installation, the appearance and materials of the new "screen for plant" to surmount the entrance block shall be agreed in writing with the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

10. Prior to installation, the appearance of new and replacement roof-edge parapets shall be agreed in writing with the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

11. Prior to installation, specifications of the proposed paving shall be submitted for the written agreement of the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

12. Prior to installation, specifications of the water feature shall be submitted for the written agreement of the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

13. Prior to their installation, details of the position and external appearance of all new vents and extractors shall be agreed in writing with the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

14. No part of the building or development hereby permitted shall be used or occupied until the existing first floor window on the western boundary of the site as indicated on drawing no. 2068 03.04B has been obscure glazed, the precise method and details of which shall beforehand be submitted to and approved in writing by the Authority. The approved obscure glazing shall be retained thereafter in perpetuity unless otherwise agreed in writing by the Authority.

Reason - To protect the reasonable privacy of neighbouring residents.

15. No development, including site works, shall begin on site until each tree shown to

be retained on the approved plan has been protected, in a manner previously agreed in writing by the Authority. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

16. A scheme for arboricultural oversight by a retained qualified and experienced arboriculturist (which shall include oversight of preparation before construction and during the building work itself to minimise construction injury to trees and ensure compliance with BS5837:2012) shall be submitted to and approved by the Authority before any work is commenced on the site in the vicinity of the protected trees. Works shall not be carried on other than in complete accordance with the approved scheme and its recommendations.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

17. No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) finished levels or contours;
- v) any screen walls or similar structures;
- vi) any other structures to be erected or constructed;
- vii) functional services above and below ground; and
- viii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

18. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the

following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

19. Unless agreed in writing by the Authority, residential WC and bathroom walls shall be constructed in a manner that will allow the installation of grab rails at a later date in accordance with Lifetime Homes standards.

Reason - To ensure flexible and adaptable accommodation that is able to respond to people's needs over time in accordance with Island Development Plan Policy GP8: Design.

20. Unless agreed in writing by the Authority, residential service controls shall be located so they are accessible in accordance with Lifetime Homes standards.

Reason - To ensure flexible and adaptable accommodation that is able to respond to people's needs over time in accordance with Island Development Plan Policy GP8: Design.

21. No part of the building or development hereby permitted shall be used or occupied until the agreed scheme of provision to be made for the parking of cycles, under cover and secure, has been fully implemented. The provision for cycles shall not be used for any other purpose.

Reason - To encourage the use of bicycles as an alternative to the car.

INFORMATIVES

There are notes within the Statement of Significance and changes which are not indicated on the plan drawings may also be contained within that document. Consequently, the Statement of Significance is not an approved document.

There is a note on the annotated photo on drawing 03.26 which reads "Attempt to carefully remove...". This could result in wholesale loss of historic skirting boards and therefore this photograph and notation is not approved.

OFFICER'S REPORT

Brief Description:

Extend and alter former office building to create 6 flats (residential use class 2) and Medical Centre with ancillary pharmacy (Public Amenity Use Class 18), erect bin/bike and plant store and create petanque pitch and parking area (Protected Building and Protected Trees).

Relevant History:

FULL/2021/1841 - Change of Use from offices (Use Class 15: Administrative, Financial and Professional Services) to 7 flats (Residential Use Class 2) and Medical Centre and ancillary pharmacy (Public Amenity Use Class 18) (Protected Building). Granted 09/11/2021.

Existing Use(s):

Offices (use class 15)

Permission for change of use to Medical Centre and ancillary pharmacy (Public Amenity Use Class 18) (Protected Building) was granted 09/11/2021.

Assessment: *(Tick as appropriate)*

no representation

☒

accords with policy

☒

within curtilage

☒

design acceptable

☒

visual amenity acceptable

☒

no material neighbour impact

☒

traffic not affected

☒

Policies considered most relevant:

MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas

GP4: Conservation Areas

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

The proposals follow the granting of planning permission for change of use from offices to Medical Centre and ancillary pharmacy (Public Amenity Use Class 18) (Protected Building) on 09/11/2021.

Revised plans have been received following deferral of the application.

Layout, floor levels and features

Changes have been made to layout of the first-floor units, along with clarification of the reasons for changes in floor levels and the means by which affected features

would be treated, i.e. keeping floors, fireplaces and matchboard partitions in situ and boxing them in and use of intumescent paint/varnish to upgrade for fire protection. Consequently, the effect on the parts of the building which were formerly of concern is reduced from moderate/large to moderate. These aspects of the proposal are reasonable aspirations that outweigh the harm.

NB: there is a note on the annotated photo on drawing 03.26 which reads "Attempt to carefully remove...". This could result in wholesale loss of historic skirting boards and therefore cannot be approved.

Window and door openings

Concerns were previously raised regarding alterations to window openings to accommodate the lift and that evidence of former internal door openings would not be retained. Revisions to the proposal reduce the impact of insertion of a lift to moderate and the effect on overall special interest to moderate/large. Evidence would be retained of former openings, including that in the south wall of the western stairwell. The reasonableness of these aspirations now outweighs the harm.

Relationship of new structures with historic buildings

Section drawings have been provided to show how the new flat roof of the entrance block would relate to the south east part of the pitched roof of the hall. These are satisfactory.

The junction between the pharmacy extension and hall should be conditioned to be dealt with in the same way, unless otherwise agreed with the Authority.

Replacement/upgrade of timber windows

It is proposed to retain most of the timber windows, replacing only where necessary to enable the change of use. Localised repairs are proposed and installation of draught strips. In some instances, removed units would be relocated in openings of matching size. Subject to details of the new units, where replacement is proposed, this element of the alterations is a reasonable aspiration that outweighs the harm.

Installation of rooflights

It is explained that the rooflight over the western stairwell is required to serve as a smoke vent. That over the eastern stairwell has been removed from the drawings as it is the intention to use an existing window as a smoke vent. The agent confirms that the rooflight would be positioned between existing purlins and valleys. This is a reasonable aspiration which outweighs the harm to overall special interest. Ideally this would be flush-fitted.

Protected Trees

The Copper Beech would now be retained. The agent explains that a tree report by Richard Loyd will follow to confirm that the alterations proposed would have no adverse effect on the protected trees, including their roots. This can be required by condition.

It remains the case that, due to the potential for works additional to those shown on the plans, the Statement of Significance should not be considered an approved document.

Recommendation:

Approval is recommended, subject, inter alia, to the following conditions:

- Prior to removal of the existing, large-scale drawings (1:20 elevations; 1:5 sections) of all new and replacement internal and external doors and windows including new internal architraves and secondary glazing shall be submitted for the written agreement of the Authority;
- Prior to the commencement of construction of the pharmacy extension and entrance block, details of the means by which the new structures would be attached to the existing walls shall be submitted for the written agreement of the Authority;
- Unless otherwise agreed in writing with the Authority, the junction between the pharmacy extension and western roof of the hall shall be treated in that same way as the junction between the lobby extension and eastern roof of the hall;
- Prior to the commencement of construction of the mezzanine within the hall, details of the means by which the new structure would be attached to the existing wall and floor shall be submitted for the written agreement of the Authority;
- Prior to the commencement of construction of the pharmacy extension, the cladding material shall be agreed in writing with the Authority;
- Prior to its installation, the appearance and materials of the new “screen for plant” to surmount the entrance block shall be agreed in writing with the Authority;
- Prior to installation, the appearance of new and replacement roof-edge parapets shall be agreed in writing with the Authority;
- Prior to installation, specifications of the proposed paving shall be submitted for the written agreement of the Authority;
- Prior to installation, specifications of the water feature shall be submitted for the written agreement of the Authority;
- Prior to their installation, details of the position and external appearance of all new vents and extractors shall be agreed in writing with the Authority.
- Unless agreed in writing by the Authority, residential WC and bathroom walls shall be constructed in a manner that will allow the installation of grab rails at a later date in accordance with Lifetime Homes standards;
- Unless agreed in writing by the Authority, residential service controls shall be located so they are accessible in accordance with Lifetime Homes standards
- Prior to the commencement of works within the root zones of the protected trees, to ensure the development does not damage the protected trees, as offered in the Richard Lloyd report “Exact tree and root protection recommendations and any arboricultural oversight” will be required.

There are notes within the otherwise very helpful Statement of Significance and changes which are not indicated on the plan drawings may also be contained within that document. Consequently, the Statement of Significance is not an approved document.

There is a note on the annotated photo on drawing 03.26 which reads “Attempt to carefully remove...”. This could result in wholesale loss of historic skirting boards and therefore cannot be approved.

Recommendation:

Grant with Conditions



Date: 30/09/2022

