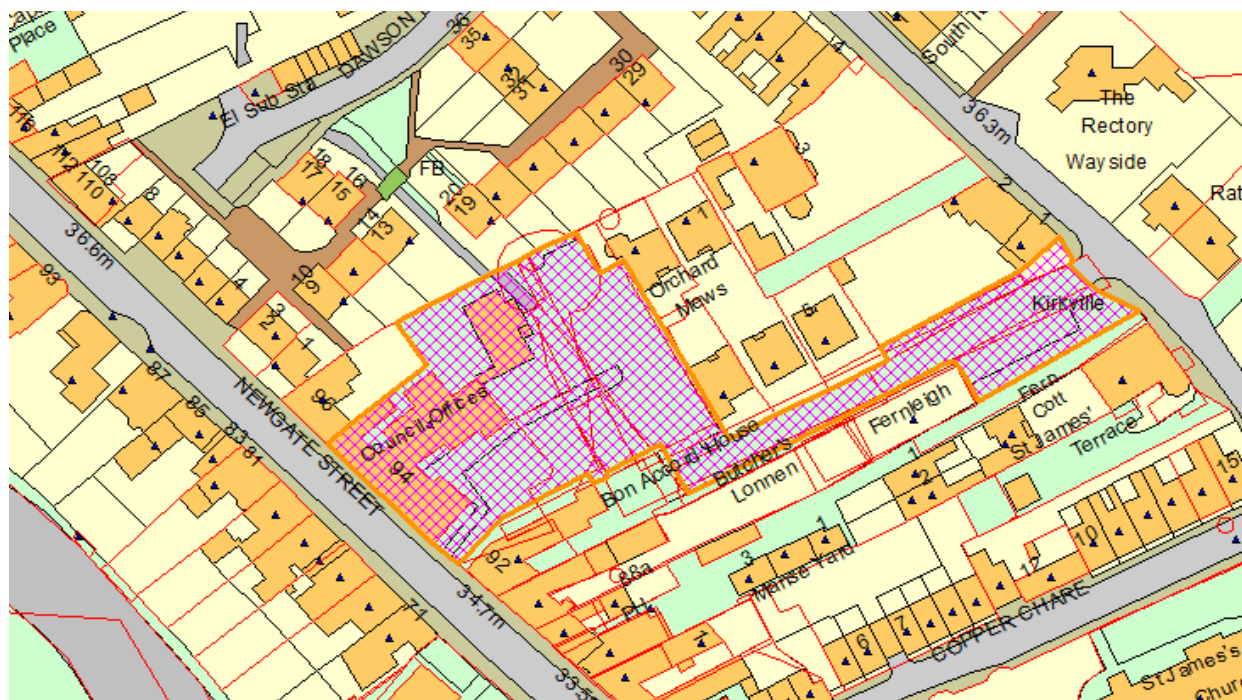


NORTHUMBERLAND

Northumberland County Council

Castle Morpeth Local Area Council Planning Committee 13th November 2017

Application No:	17/00885/LBC		
Proposal:	Listed Building Consent: Conversion of existing Grade II listed building to accommodate 13 No. self contained residential apartments (C1 use class) and development of 4 dormer bungalows (3no. 3 bed and 1no. 4 bed) within former car parking area. Demolition of rear hall/gym building. Amended Plans/Documents and Description.		
Site Address	94 Newgate Street, Morpeth, NE61 1BU.		
Applicant/ Agent	Mr Peter Smith. 17 Townsend Crescent, Morpeth. NE61 2XP. Mr Paul Skepper. NE40 Studios, Main Road, Ryton. NE40 3GA.		
Ward	Morpeth North	Parish	Morpeth
Valid Date	22nd March 2017	Expiry Date	
Case Officer Details	Name: Ann Rawlinson Job Title: Senior Planning Officer Tel No: 01670 622642 Email: ann.rawlinson@northumberland.gov.uk		



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1. Introduction

1.1 It is considered that this application is appropriate to be determined by the Castle Morpeth Local Area Council Planning Committee given that the building and site is owned by the County Council.

2. Description of the Site and Proposals

2.1 Number 94 Newgate Street, formerly known as Wansbeck House is Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its special architectural or historic interest. Formally a residence, then in use as a school, the subject site known as Wansbeck House until recently housed local authority offices. It is situated within the designated heritage asset; the Morpeth Conservation Area.

2.2 Dating to the mid 18th century it comprises 19th and 20th century alterations and additions having an impressive multi-bay street frontage of 2 and 3 storeys constructed in sandstone and brick in English Garden Wall bond. Aesthetically the listed building embraces two architectural styles; High Victorian illustrated by Tudor embellishments of castellated oriel window, entry arch, 3 storey towers and hood mouldings; and Georgian with fine proportions, quoin details, cill banding and attractive timber sash windows.

2.3 Internally it retains period features to include joinery (in the form of staircases, dado rails, door and windows architraves, panelled doors window shutters and cupboards) and parquet flooring, fireplaces, plasterwork and cornicing. An ornate plaster plaque is mounted above a doorway in Block 5 which is the early 20th century component of the building.

2.4 Direct access to the listed building is achieved from Newgate Street with access provided from Cottingwood Lane this is bounded to the south by substantial garden wall (in English Garden Wall bond) and a capped stone and brick wall extending the northern boundary of the site these correspond to the original layout of the town's medieval burgage plots.

2.5 The following Grade II listed buildings are situated within close proximity to subject site; Bon Accord House, Lansdowne House and Dunedin (on Newgate Street); and Kirkville, formerly a church, now a house which is located on Cottingwood Lane, immediately adjacent to the site's northeast access.

2.6 Listed building Consent is sought for the change of use of the building to accommodate thirteen apartments, incorporating the demolition of the rear hall/gym building to the eastern part of the building.

2.7 The proposal includes external and internal alterations, set out as follows:

1. Demolition of single storey service offshoot (identified as Block 1)
2. Removal of link corridor (identified as Block 4) and construction of new glazed extension.

3. Demolition of former 'teachers centre' (identified as Block 6)
4. Conversion to 13 no. residential units including sub division, insertion and routing of new services; internal demolitions of partitions, doors, stairs and walls, insertion of platform lift.

3. Planning History

Reference Number: CM/89/D/656

Description: Construction of car park for 35 cars including demolition of existing timber hall

Status: Withdrawn

Reference Number: CM/90/D/140

Description: Listed Building Consent for removal of redundant doors and eroded archway to form new office with matching sash windows and infill natural stonework

Status: PERMITTED

Reference Number: CM/91/D/565

Description: Replacement of yard doors with a hardwood glazed screen and door to Newgate Street. Provisions of disabled access ramps to the entrance doors from the rear garden. Demolition of timber link corridor to the rear hall

Status: PERMITTED

Reference Number: 17/00884/FUL

Description: Conversion of existing Grade II listed building to accommodate 13 No. self contained residential apartments (C1 use class) and development of 4 No. 3 bedroom dormer bungalows within former car parking area. Revised plans and information and description).

Status: Pending Decision

4. Consultee Responses

Morpeth Council	Town	Support the application
Environment Agency		No comments
Historic England		Do not wish to comment
Northumbrian Water Ltd.		Comments on the new build elements only
Highways Authority		Comments in relation to full application
Building Conservation		No objections subject to the imposition of conditions

County Archaeologist	No observations
County Ecologist	Comments in relation to full application
North Trees and Woodland Officer	No response received
Public Protection	Below risk appetite

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	50
Number of Objections	12
Number of Support	0
Number of General Comments	1

Notices

Site notice- Listed Building Consent and Affect a Conservation Area, posted 10th April 2017

Morpeth Herald 6th April 2017

Members should note that at the time of writing of this report the public re-consultation exercise following receipt of additional information from the applicant has not expired. The re-consultation period expires on the 7th of November 2017. Correspondence so far received as part of this re-consultation exercise has been taken into account in the preparation of this report. Further, an update in respect of any correspondence received post-completion of this report, up until the date of the Committee meeting, will be provided at the Committee meeting.

Summary of Responses:

The concerns raised, as noted above, are summarised, in general bullet form, below:

- Impact on residential amenity in respect of loss of privacy, light, overbearing impact and loss of outlook and view. Overmassing/dominant visual impact
- Inability to maintain boundaries and gable elevations
- Loss of character to Butchers Lonnen
- Loss of trees/hedges. The removal in a conservation area of TPO'd tree's.
- Loss of parking bays and increase in requirement for parking
- Increase in traffic to Cottingwood Lane
- Highway safety
- Traffic congestion on access route
- Traffic hazard for children

- Inadequate maneuvering for large vehicles
- Legal right of access across full width of access road hindered for local residents and would limit traffic flow
- Use of gates may prevent access for local residents who have a right of access
- Smell, noise and rats from bin store, size of bin store intrusive and impact listed building, loss of privacy, visual impact
- Loss/relocation of bin collection
- Flooding and surface water drainage
- Character of conservation area/design and impact on listed building
- Loss of trees and wildlife. No mitigation. Negative impact on ecology
- Does not comply with disability legislation
- Concern regarding proposed boundary treatments
- Loss of potential to developer surrounding plots due to restricted access
- Impact on surrounding listed buildings
- Unacceptable high density/over development of the site
- Drawings do not indicate sufficient detail to form an opinion about the conversion of the listed buildings
- The setting of the listed buildings will be negatively impacted by the location/size of the bin store
- The effect of the development on the character of the neighbourhood
- Listed building design, insufficient detail

The above precis is a general summary of the comments received. The full written detailed text is available to view on the Council's website at:

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=OMLTXMQSFLY00>

6. Planning Policy

6.1 Development Plan Policy

Morpeth Neighbourhood Plan (MNP)

Des1 Design Principles

Her1 Safeguarding Heritage Assets

Her2 Heritage Assets at Risk of Harm

Castle Morpeth District Local Plan (2003) (Saved Policies) (CMDLP)

No saved policies relevant

6.2 National Planning Policy

National Planning Policy Framework (2012)

National Planning Practice Guidance (2014, as updated)

6.3 Other documents/Strategies

Northumberland Consolidated Planning Policy Framework (2009)
Planning (Listed Buildings and Conservation Areas) Act

7. Appraisal

7.1 The main consideration in the determination of this application are the impact of the proposal on the listed building, its setting and its architectural and historic interest.

7.2 In respect of the objections received, as set out in the relevant section of this report, matters such as highway safety, residential amenity, ecology and impact on the character and appearance of the Conservation Area, as well as all other relevant planning considerations, are considered as part of the full planning application, which is also to be considered by Members at the November 13th Castle Morpeth Local Area Committee meeting and forms part of this said agenda. It is advised that these matters largely (but not wholly) do not form consideration of an application for listed building consent.

7.3 For the purposes of clarity, in the view of officers, it is only the conversion of the listed building itself, including internal and external alterations to the building which requires the benefit of listed building consent and not the additional proposed dwellings to the rear of the site which require the benefit of planning permission only. Therefore those proposals will only be considered as part of the full planning application and no further regard shall be had to them in the consideration of this listed building consent proposal.

7.4 Regard is had to Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act (PLBCAA) which requires the local authority to have special regard to the desirability of preserving the listed building, its setting and its architectural and historic interest which it possesses. Part 12 of the NPPF 'Conserving and Enhancing the Historic Environment' is also relevant.

7.5 MNP Policy Des1 seeks to ensure development of, and in proximity to designated and local heritage assets and their settings, conserves, preserves, reflects and enhances the historic asset and the historic environment in accordance with their significance.

7.6 MNP Policy Her1 ensures that the impact of a proposal on the significance of a non-designated heritage asset be properly considered. MNP Policy Her2 seeks to ensure that proposals contribute positively towards the long term sustainable use or reuse of heritage assets at risk of harm. Development should be sensitively designed in relation to the merit and heritage value of the asset and its setting.

7.7 The Council's Building Conservation Officer initially expressed some concern to the proposals regarding a lack of required details and justification in respect of the proposed installation of a lift, glazed addition, degree of demolition and treatment of historic features.

7.8 A Revised Heritage Statement was subsequently submitted. The Heritage Statement comprises building chronology, photographic schedule and identifies historic fabric and features of significance. This document also provides a narrative for the scheme and analysis of the proposed alterations to the listed building and site. The Building Conservation Officer now considers that the application is appropriately supported in accordance with Sections 10 of the PLBCAA and NPPF Paragraph 128.

7.9 Where it is proposed to alter a listed building for a new use, the Local Planning Authority evaluates this on the basis that its special architectural and historic interest is preserved and that the use is consistent with its conservation. Where harm is identified, this is weighed against the public benefits of the proposals including securing the listed building's optimum viable use as required by Part 12 of the NPPF.

7.10 It is acknowledged that the listed building and site has experienced change to accommodate the previous school and office uses, some of which have been unsympathetically undertaken. This includes internal alterations consisting of the insertion of partitions and suspended ceilings; removal of historic fireplaces and insertion of services. Externally these take the form of extensions with a link corridor and classroom (Block 6) and flat roof addition to the c.1840 towers. The site has also been adapted to facilitate car parking.

7.11 It is acknowledged that the buildings are no longer utilised for municipal use. From an internal inspection and having regard to the history of the building, constructed as a private residence, it is considered that the proposed residential use is acceptable in principle.

7.12 Consideration shall now be had to the proposed internal and external alterations which listed building consent is sought for; as set out below:

Proposed demolition of Block 1 offshot

7.13 The proposed demolition of the single storey service offshot (Block 1) has been considered having regard to the scale of the demolition, its construction date and significance. This component dates to the early 20th century and from the Building Conservation Officers inspection of the building and historical record the Building Conservation Officer concurs with the Heritage Statement, in that this element is of low aesthetic, evidential and historical significance.

7.14 The treatment of the historic boundary wall can be satisfactorily dealt with by condition. The proposed replacement is annotated as a single storey flat roof addition sited on the partial footprint of Block 1 and infilling a rear yard between Block 1 and Block 3. The Building Conservation Officer considers that this is modest in scale and notes that the existing openings to the rear elevation of Block 1 are to be utilised as means of connection to the addition.

Proposed demolition of Blocks 4 and 6

7.15 The Building Conservation Officer offers no objections to the demolition of the link corridor and the former teachers' centre. These are modern and unsympathetic additions to the listed building and their removal is considered an opportunity to enhance the heritage asset.

7.16 A new glazed link extension is proposed to replace the link corridor. It is considered that the scale and material as submitted is satisfactory.

Proposed Internal demolitions to Blocks 1, 2 and 4

7.17 The submitted demolition plans illustrate the extent of internal demolitions to include the removal of partitions, doors, stairs and ceilings. The majority of which are modern insertions relating to the use of the building as Council Offices or are early 20th century date but within compromised areas due to the former municipal use.

Proposed studio flat and Insertion of dormer in mid-18th century component (Block 3)

7.18 The Building Conservation Officer offers no objections to the conversion of the attic in Block 3 for a studio flat.

Proposed Dormer Window

7.19 The submitted drawings illustrate a flat roof dormer with timber casement double glazed units. The design as illustrated is sympathetic to the host roof slope. It is considered that the insertion of the dormer is acceptable.

Proposed Alterations to Block 5

7.20 The Building Conservation Officer offers no objections to the proposed conversion of Block 5 for housing and notes the proposed inclusion of 2 new windows within the rear elevation.

7.21 In addition to the above consideration, the Building Conservation Officer previously requested clarification and details regarding a number of matters as follows:

Proposed demolition of Block 1o offshot and replacement

7.22 A revised Design and Access Statement and plans confirms the treatment of the stairwell sash window and the connection of the proposed replacement with the listed building. From a review of the submissions the Building Conservation Officer acknowledges that the roofline of the extension has been adjusted to avoid the stairwell window. The submitted plans and sections are considered to be satisfactory and provide the necessary details in respect of the integration of new with the host.

Ground Floor Wall

7.23 The Building Conservation Officer welcomes the revised proposal for the ground floor wall which now seeks to retain sections. The further justification provided for alterations to the carriageway wall is also acknowledged and supported.

Omission of window/door/features schedule for retention, repair or replacement

7.24 The application is now supported by the necessary Historic Elements Schedule to illustrate the listed building's integral features for retention, reuse/refurbish and removal. The Building Conservation Officer acknowledges the condition of the features (windows, doors, historic joinery, plasterwork, fireplaces) and that these have been appraised appropriately.

Proposed fireplace (within Block 4 Second Floor)

7.25 There are no objections to the principle of the reusing historic fireplaces and chimneys. The condition and ability of the feature and flue needs to be determined prior to any installation. As such it is recommended that a condition is imposed on any grant of consent to retain control over this matter.

Omission of Service Plans

7.26 The submitted additional information includes a service installation strategy for mechanical, electrical and public health services in the listed building. The document provides an assessment of the existing service provisions and outlines the proposed strategy for new and the upgrading of existing heating, water, ventilation, electrical and lighting installations. The strategy to be well-considered and appropriate for the listed building. However detailed service plans shall be conditioned in any grant of consent as such installations and routes can change subject to internal works and revealing of historic features.

Proposed studio flat and insertion of dormer in Block 3

7.27 Details on the treatment and alteration of the roof to include the insertion of a dormer and structural specifications for wall plates, steel straps and beams are considered to be acceptable. The proposed degree of alteration and impact to the historic roof structure is acceptable.

Proposed Alterations to Block 5

7.28 Clarification of no. 2 new windows within rear elevation has been received. The submitted plans have been revised to clearly annotate and illustrate the proposed new windows. It is considered that the outline specification of "stone cill and lintel to match existing; new windows to match existing design and colour" is acceptable.

8. Conclusion

8.1 The Council's Building Conservation Officer has evaluated the proposals having regard to Sections 16, 66 and 72 of PLBCAA. It is considered that the application preserves the listed building, its setting and its features of architectural and historic interest in accordance with the requirements of the Act. Having evaluated the proposals against relevant policies within the Morpeth Neighbourhood Plan and Part 12 of the NPPF, it is considered that the proposed works sustain and enhance the heritage asset, which would be put back into a viable use consistent with its conservation. The proposals are welcomed and it is considered that the proposed new use and alterations, as submitted, would enhance and sustain the listed building, subject to the imposition of the conditions set out below.

9. Recommendation

That this application be GRANTED Listed Building Consent subject to the following conditions:

Conditions/Reason

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

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2.The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans and drawing numbers for this development are:-

Gradon Architecture, Proposed Ground Floor Plan - conversion, Revision 7, Drawing No. 210:01, 18 September 2017
Gradon Architecture, Proposed First Floor Plan - conversion, Revision 6, Drawing No. 210:02, 13 July 2017
Gradon Architecture, Proposed Second Floor Plan - conversion, Revision 4, Drawing No. 210:03, 01 September 2017
Gradon Architecture, Proposed Street Scenes, Revision 4, Drawing No. 200:02, 10 October 2017
Gradon Architecture, Type A1 Bungalow Proposed Elevations, Issue 1, Drawing No. 220:02, 10 March 2017
Gradon Architecture, Type A1 Bungalow Proposed Floor Plans, Issue 1, Drawing No. 210:04, 10 March 2017
Gradon Architecture, Type A2 Bungalow Proposed Floor Plans, Issue 1, Drawing No. 210:05, 10 March 2017

Gradon Architecture, Type A2 Bungalow Proposed Elevations, Issue 1, Drawing No. 220:03, 10 March 2017
Gradon Architecture, Type A3 Bungalow Proposed Floor Plans, Rev. 2, Drawing No. 260:01, 9 October 2017
Gradon Architecture, Type A3 Bungalow Proposed Elevations, Rev. 2, Drawing No. 260:02, 9 October 2017
Gradon Architecture, Type A4 Bungalow Proposed Floor Plans, Rev. 2, Drawing No. 260:03, 9 October 2017
Gradon Architecture, Type A4 Bungalow Proposed Elevations, Rev. 2, Drawing No. 260:04, 10 October 2017
Gradon Architecture, Type B Bungalow Proposed Elevations, Revision 2, Drawing No. 220:04, 22 March 2017
Gradon Architecture, Type B Bungalow Proposed Floor Plans, Revision 2, Drawing No. 210:06, 22 March 2017
Gradon Architecture, Proposed Elevations - conversion, Revision 6, Drawing No. 220-01, 15 September 2017
Gradon Architecture, Proposed Site Plan, Revision 15, Drawing No. 200:01, 09 October 2017
Gradon Architecture, Proposed Historic Elements Schedule, Issue 1, 19 September 2017
Shadbolt Consulting, Loft Conversion Unit 2, Issue 1, Drawing No. 2307/201, September 2014
Shadbolt Consulting, Proposed Drainage Plan, Rev. E, Drawing No. 2307C/514, July 2017
Gradon Architecture, Proposed Ground Floor Demolition Plan, Rev. 2, Drawing No. 230:01, 18 September 2017
Gradon Architecture, Proposed First Floor Demolition Plan, Issue 1, Drawing No. 230:02, 27 June 2017
Gradon Architecture, Proposed Second Floor Demolition Plan, Issue 1, Drawing No. 230:03, 27 June 2017
Gradon Architecture, Proposed Sections - Conversion Sheet 1, Issue 1, Drawing No. 250:01, 5 July 2017
Gradon Architecture, Proposed Ground Floor Plan - Conversion, Rev. 2, Drawing No. 300:20, 15 September 2017
Gradon Architecture, Proposed First Floor Plan - Conversion, Rev. 2, Drawing No. 300:21, 15 September 2017

Gradon Architecture, Proposed Second Floor Plan - Conversion, Rev. 3, Drawing No. 300:22, 15 September 2017
Gradon Architecture, Study on Proposed Glazing Link to Existing Building, Rev. 2, Drawing No. CSK-36, 01 September 2017
Gradon Architecture, Section 1, Rev. B, Drawing No. CSK-038B, 09 October 2017
Gradon Architecture, Proposed Site Section, Rev. B, Drawing No. CSK.031, 09 October 2017
Gradon Architecture, Proposed Site Section, Rev. B, Drawing No. CSK.033, 09 October 2017
Gradon Architecture, Proposed Site Section, Rev. B, Drawing No. CSK.037, 09 October 2017
Gradon Architecture, Kitchen Proposal - Retain Historic Carriageway Wall, Issue 1, Drawing No. CSK:044, no date
Gradon Architecture, Proposed Extension/Infill Roof Details, Issue 1, Drawing No. CSK 043, 15 September 2017
Gradon Architecture, Proposed Site Plan indicating Tree Removal, Rev. 4, Drawing No. 200:03, 10 October 2017
neeco, Mechanical, Electrical and Public Health Building Services Strategy, Issue 1, Ref. JNH/17/579/01, October 2017

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

2. All new and disturbed surfaces shall be made good at the time of implementation of the approved works using materials of matching composition, form and finish to those of the listed building.

Reason: In order to preserve features of special architectural or historic interest and as provided for under Section 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Following the careful removal of modern linings authorised by this consent no further works shall take place to the listed building. Should historic features be uncovered a revised methodology shall be submitted to and approved in writing by the Local Planning Authority before work continues. This includes works to fireplaces. The development shall be carried out strictly in accordance with approved plans.

Reason: To ensure the retention of any hidden features significant to the character of the building which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation

Areas) Act 1990 and NPPF.

4. Notwithstanding the approved Services Strategy, Service Plans illustrating the actual location of new services and connections with existing routes and proximity to historic fabric and features shall be submitted to and approved in writing by the Local Planning Authority before development commences. These details shall include location of intake/extract ventilation and flues. The development subsequently shall be carried out strictly in accordance with approved plans thereafter.

Reason: In order to preserve features of special architectural or historic interest and as provided for under Section 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Notwithstanding the approved Historic Elements Schedule, a Conservation Strategy for the protection of historic features and fabric during works shall be submitted to and approved in writing prior to the approved works commencing. This shall include; rainwater goods, fireplaces, staircases, joinery elements, decorative plasterwork, parquet flooring and timber screens. The development shall subsequently be carried out strictly in accordance with approved plans.

Reason: In order to preserve features of special architectural or historic interest and as provided for under Section 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Prior to the installation of the lift a method statement for the protection of the listed building and its historic plasterwork shall be submitted to and approved in writing by the Local planning Authority. The development shall subsequently be carried out strictly in accordance with approved plans thereafter.

Reason: In order to preserve features of special architectural or historic interest and as provided for under Section 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Prior to its installation a drawing at scale 1:5 of the proposed flat roof dormer in Block 3 shall be submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out strictly in accordance with approved plans.

Reason: In order to preserve features of special architectural or historic interest and as provided for under Section 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. Large scale drawings of the new door and treatment of the carriage arch shall be submitted to and approved in writing by the Local Planning Authority before development commences. Notwithstanding the south west elevation drawing the door should be redesigned to reflect the formality of the elevation. The door should also be shown in the context of the new reveal. The development shall subsequently be carried out strictly in accordance with approved plans.

Reason: In order to preserve features of special architectural or historic interest and as provided for under Section 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Prior to the commencement of the approved works to the new windows, full details of the proposed new windows in the rear elevation of Block 5 shall be submitted, at a scale of not less than 1:5, showing cross-sections of the proposed boxes, frames, meeting rails, glazing bars and glazing. The development shall subsequently be carried out strictly in accordance with approved plans.

Reason: In order to preserve features of special architectural or historic interest and as provided for under Section 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Prior to the commencement of works to windows full details of the secondary glazing shall be submitted to and approved in writing at a scale of not less than 1:5; showing the installations in relation to the window architraves, historic windows, shutters and panelling. The development shall subsequently be carried out strictly in accordance with approved plans.

Reason: In order to preserve features of special architectural or historic interest and as provided for under Section 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. Prior to the commencement of works to historic windows and shutters a methodology and specification for their repair shall be submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out strictly in accordance with approved plans.

Reason: In order to preserve features of special architectural or historic interest and as provided for under Section 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Background Papers: Planning application file(s) 17/00885/LBC, 17/00884/FUL