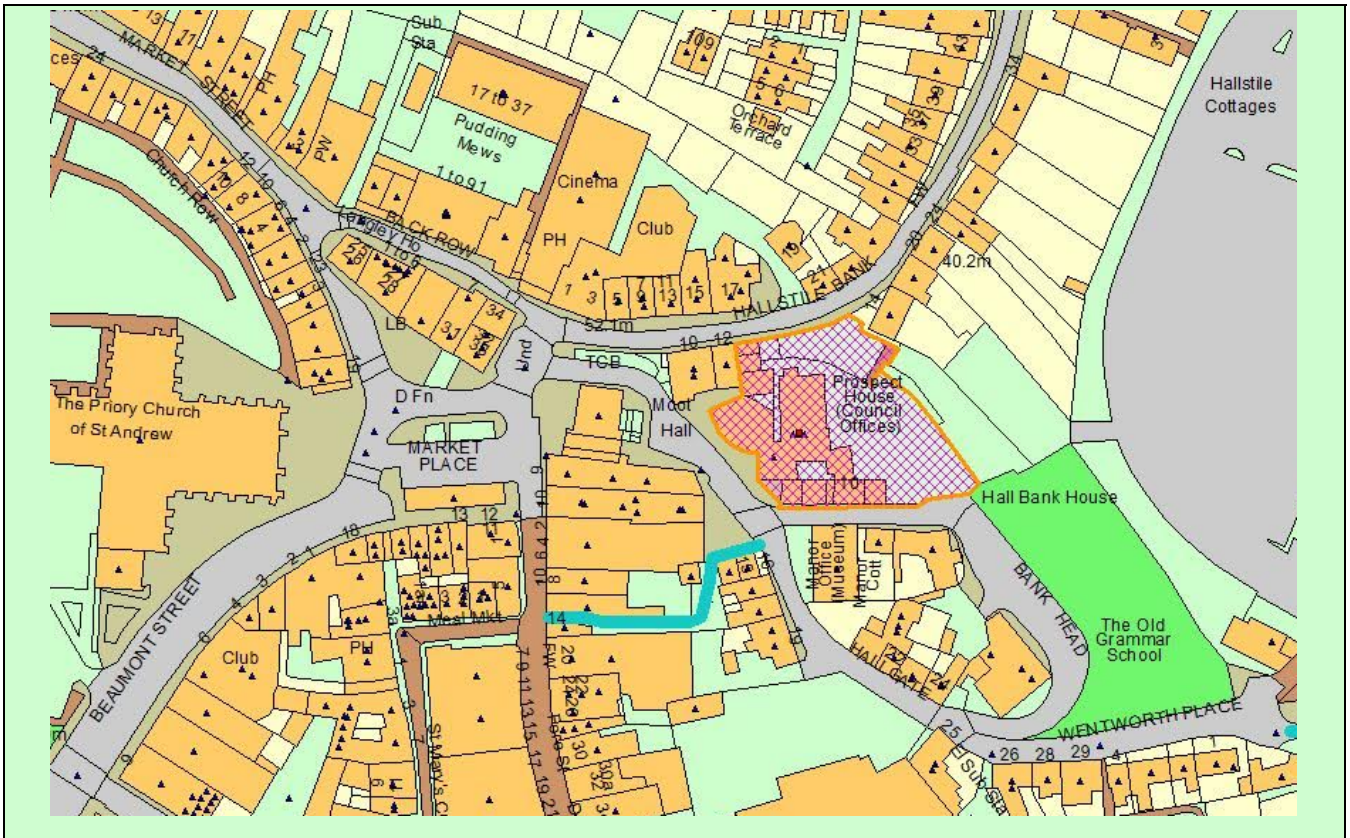
Northumberland
County Council

Tynedale Local Area Council Planning Committee
10 July 2018

Application No:	17/04070/FUL		
Proposal:	Change of Use (B1 to C3) of Prospect House comprising demolition of modern rear single storey extension, conversion of existing office building and construction of 2 No Cottages with associated external works providing eighteen units of self-contained residential accommodation		
Site Address	Prospect House, Hallgate, Hexham, NE46 1XD		
Applicant:	Mr C Leonard 14 Halegrove Court, Cygnet Drive, Stockton-on-Tees, TS183DB	**Agent:**	Mr Chris Brown 113 Stanhope Road South, Darlington, DL37SF,
Ward	Hexham East	**Parish**	Hexham
Valid Date:	9 November 2017	**Expiry Date:**	8 February 2018
Case Officer Details:	Name: Ms Melanie Francis Job Title: Senior Planning Officer Tel No: 01670 625549 Email: melanie.francis@northumberland.gov.uk		



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1.1 Under the provisions of the Council's current Scheme of Delegation, in cases where applications are considered to be of significance, they are put on a vetting list for the Head of Service to determine whether the application should be determined by Committee. It was decided by the acting Head of Service that this application should be determined by Committee.

2. Description of the Proposals

2.1 Planning permission is sought for the change of use and conversion of Prospect House from former council offices to 18 units of accommodation, including the demolition of the rear single storey extension and the construction of two attached cottages. The units would have either one or two bedrooms and the two cottages would have two bedrooms. The Heritage Statement details the changes to the building which are listed by floor and sections of the building. The two cottages would be linked to the existing, most easterly cottage by a glazed and timber link. The cottages would be constructed of reclaimed brickwork, with natural stone heads and cills and a slate roof. Since the submission of the application, there have been some amendments to the proposal, including the removal of a porticoed entrance porch. 'Prospect House' consists of a number of buildings including Prospect House itself, numbers 1 and 10 Hallgate, a former stable block and a former storehouse. All the buildings are now physically linked. 20 car parking spaces would be created to the rear with a bin storage area. The works would be connected to the existing drainage system for both foul and surface water.

2.2 Prospect House is three storeys in height, plus an attic floor and cellar and is constructed of brick with stone detailing and some stone extensions. The roofs are a mixture of Welsh slate, and stone slate. Prospect House has been extensively altered since its' original construction. The building is thought to date from the 18th century, although the basement areas could be earlier. The original house was altered and had a large extension added in the late 19th century. Internally, it has a number of impressive and interesting features and fixings dating from this redevelopment. The site also includes a number of cottages on the southern part of the site which are now connected to Prospect House, although originally they were separate. The most easterly cottage has a modern, brick built, flat roofed extension which would be demolished and replaced by two new cottages. The land to the east of Prospect House was once gardens which extended down the side of the valley towards an orchard. This area is now covered by a car park.

2.3 The building was first used as council offices in 1939 and the existing council chamber and other extensions on the western elevation date to the 1960s. The building has a floorspace of some 1790 metres², with 640 metres² of external space including the car park and an area of sloping land below retaining walls.

2.4 Prospect House, which is located within the centre of Hexham is grade II listed and includes the cottages to the south, with the former stables to the north-west , storehouse to east of number 12, and crenellated retaining wall to the north-east, all separately listed grade II. The site which is within the Hexham Conservation Area is also adjacent to a number of listed buildings including the Manor Officer (Old Gaol) which is grade I listed and a Scheduled Ancient Monument, the grade I listed Moot Hall and the grade II listed Manor Cottage and Hall Bank House. The site is within the Hexham Primary Shopping Area.

2.5 An archaeological evaluation of the site has taken place. The site is also subject to a listed building consent application ref: 17/04071/LBC.

2.6 Submitted with the application were the following documents:

Prospect House Heritage Statement (Lichfields October 2017)
Prospect House, Hallgate, Hexham: report on an archaeological evaluation (The Archaeological Practice Ltd November 2016)
Conversion Principles (Wardman Brown Architectural Services Rev A October 2017)
Design and Access Statement (Wardman Brown Architectural Services Rev A October 2017)
Prospect House, Hexham Planning Statement (Lichfields 25 October 2017)
Bat Risk Assessment (Naturally Wild December 2016)
Bat Mitigation Statement and Delivery Information (Naturally Wild February 2018)

3. Planning History

Reference Number: C/89/E/0543 LBC
Description: Listed Building Consent for alterations to provide reception facilities, toilets kitchen and interview room
Status: No objection

Reference Number: C/90/E/0738 LBC
Description: Listed Building Consent for fire escape at Council Chamber
Status: No objection

Reference Number: 17/01438/FUL
Description: Change of Use (B1 to C3) of Prospect House comprising demolition of modern rear single storey extension, conversion of existing office building and construction of 2 No Cottages with associated external works providing twenty units of self-contained residential accommodation
Status: Withdrawn

Reference Number: 17/01439/LBC
Description: Listed Building Consent: Demolition of modern rear single storey extension, conversion of existing office building and construction of 2 No Cottages with associated external works providing twenty units of self-contained residential accommodation
Status: Withdrawn

Reference Number: 17/04071/LBC
Description: Listed Building Consent: Change of Use (B1 to C3) of Prospect House comprising demolition of modern rear single storey extension, conversion of existing office building and construction of 2 No Cottages with associated external works providing eighteen units of self-contained residential accommodation
Status: Pending consideration

Reference Number: T/93/E/LB281
Description: Listed Building Consent - Application of bronze solar control film to windows to rear.
Status: Permitted

Reference Number: T/930281
Description: Listed building consent: Application of bronze solar control film to windows to rear
Status: Permitted

4. Consultee Responses

Hexham Town Council	No objection but concerns regarding public access to the viewing point.
Highways	No objection subject to conditions.
Building Conservation	No objection to principle of conversion but concerns with number of units and impact on listed building. Detailed room photos not been supplied as requested.
County Archaeologist	No objection subject to conditions.
County Ecologist	No objection subject to conditions.
West Tree And Woodland Officer	No response received.
Waste Managment - West	No response received.
Lead Local Flood Authority (LLFA)	No objection subject to an informative.
Environment Agency	No response received.
Historic England	Do not wish to offer any comments.
Northumbrian Water Ltd	No comments to make.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	35
Number of Objections	5
Number of Support	0
Number of General Comments	0

Notices

Site Notice: expired 7 December 2017
Press notice: expired 15 December 2017

Summary of Responses:

Five letters of objection, including one from the Hexham Civic Society have been received in which the main issues raised are:

- Level of development in excess of what the listed building can accommodate without compromising the integrity of the building
- Development not respect the listed building, the original layout and the size of rooms
- Fire safety and evacuation, needs more consideration
- Council chamber needs to be demolished
- One of the flats is less than 35m² which is too small for regular habitation
- Unacceptable division of rooms 6 and 7
- Quality of detailing for the new build is poor
- Mock sash style windows not appropriate in new cottages
- Housing needs assessment for Hexham shows need for 2 and 3 bedroom flats and houses
- Car park should be landscaped and car parking reduced
- Publicly accessed footpath should be retained. Plans do not show any public access for public to view points and information board
- Location of bin store for multiple property usage on boundary with adjacent house
- Lack of information about management of boundary and top of stairs
- Highest standards of design, materials and detailing have not been achieved
- Would cause substantial harm to the building

The above is a summary of the comments. The full written text is available on our website at:

http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=OZ3AADQSKF000

6. Planning Policy

6.1 Development Plan Policy
Tynedale Local Development Core Strategy (2007)

GD1 General development principles
GD5 Minimising flood risk
BE1 Principles for the environment
CS1 Community services and facilities
H6 Change of use of existing buildings to housing
RT1 Principles for town centres and retailing

Tynedale Local Plan (Adopted April 2000)

GD2 Design criteria
GD4 Range of transport provision for all development
GD7 Car parking standards within the built up area of Hexham
H32 Residential design criteria
BE22 The setting of listed buildings
BE23 Change of use of listed buildings
BE29 Development and preservation
CS27 Sewerage

6.2 National Planning Policy

National Planning Policy Framework (2012)
National Planning Policy Guidance

7. Appraisal

7.1 The main issues in the determination of this application are:

Principle of development
Affordable housing
Design and impact on the setting of the listed building
Impact on surrounding listed buildings and the Conservation Area
Impact on archaeological remains
Impact on residential amenity
Access and parking
Services
Surface water drainage

Other matters: viewing area

Principle of development

7.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration. The Tynedale Core Strategy and the Tynedale Local Plan remain the development plan and as outlined in paragraph 12 of the NPPF is the starting point for decision making. Paragraph 215 of the NPPF does, however, advise that the weight given to Local Plan policies depends on their degree of consistency with the NPPF.

7.3 The site is located within the town of Hexham where Core Strategy Policy GD1 permits the scale of development proposed. Prospect House was formerly one of the bases for Tynedale District Council and then provided offices for Northumberland

County Council. Its' use was gradually reduced with only a number of officers working from the building prior to its sale to the current owners and applicants. The building has now been vacant for a number of years and so no longer has a role within the administration of the Council, and as a facility for the community, and so the change of use of the building to residential use would accord with Core Strategy Policy CS1.

7.4 The NPPF (paragraph 131) highlights the desirability of sustaining and enhancing the significance of heritage assets: in this case the listed Prospect House and attendant buildings, and putting them to viable uses consistent with their conservation. As a building that has been used as offices for many years, it has been subject to unsympathetic additions to the buildings in the 1960s, and the subdivision and introduction of features which would now not be compatible with a nationally important building. Core Strategy Policy H6 permits the change of use of existing buildings to residential use within the main towns, such as Hexham, and subject to the assessment below in relation to the impact of the conversion on the listed building and its environs, it would be considered to be acceptable in principle. Objectors have expressed concerns about the size and numbers of units that are to be provided within the building. Although discussions have been held with the agent to try and reduce the number of units, there are no policies within the local plans requiring properties to provide a particular floor space. The applicant has assured the Local Planning Authority that based on their research, there is a need for the size and type of development they are proposing.

7.5 Prospect House is also located within the Hexham Primary Shopping Area as defined by the Tynedale Core Strategy. Paragraph 23 of the NPPF considers that residential development can play an important role in ensuring the vitality of centres. It is considered that the change of use of this building to residential accommodation would not adversely affect the vitality, viability or historic character of the Primary Shopping Area, in fact by providing more residential accommodation within the town centre it could provide much needed customers for the existing facilities in the town and as such it would accord with Core Strategy Policy RT1 and the NPPF.

Affordable housing

7.6 Northumberland County Council's Corporate Plan and Housing Strategy identify the delivery of Affordable Housing as a key strategic priority. The 2015 Northumberland Strategic Housing Market Assessment considers that a target of 15% would be appropriate for sites coming forward for development, whereas the Hexham Housing Needs Assessment (HHNA) indicates a high level of affordable housing need in Hexham. The application has been assessed by the Council's Affordable Housing team who have commented that an off- site affordable housing contribution should be sought in line with Core Strategy Policy H8 and the NPPF. The application is also subject to the Vacant Building Credit which needs to be considered in the calculation for the required contribution. The applicant has been approached to provide the information to calculate the contribution which shall be subject to a Section 106 Agreement. Subject to the signing of an agreement based on the requirements above, the application would accord with Core Strategy Policy H8 and the NPPF.

Design and impact on the setting of the listed building

7.7 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local authority to have special regard to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest which it possesses.

7.8 The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

7.9 Prospect House has been the subject of unsympathetic alterations and additions following its use as Council offices. The building has had a long history, with the original house dating from the 18th century, but with extensive remodelling in the 1890s. Parts of the building, including the basement and stables, could have medieval origins. Although the building has changed through its use as offices, many internal historic features remain, including the 1890s stairwell, painted windows, historic fireplaces, decorative wall and ceiling papers. The Conservation Officer who has assessed the application still has concerns regarding the number of units proposed. Prospect House has, however, been vacant for a number of years following the closure of the council offices. The building is in need of a new use and repairs to the fabric. It has also been subject to vandalism and there is a risk that this could escalate. It is considered that the development of the building to a residential use, including the construction of two new dwellings would lead to less than substantial harm to the significance of the designated listed buildings. In cases where harm is demonstrated, this harm has to be weighed against the public benefits of the proposal, including securing its optimal viable use. Prospect House is a very prominent building in the centre of the town and clearly visible as one enters the town from the north. A new use is required which would not have a detrimental impact on the historic fabric and which would conserve those features that remain within the building, thereby sustaining this important group of listed buildings into the future. Overall, it is considered that this development would, subject to relevant conditions, not be detrimental to the fabric of the listed building and the public benefit of bringing this important former municipal building back into use would weigh against any harm that would result from the application. It is considered that subject to relevant conditions the application would accord with Core Strategy Policy BE1 and Local Plan Policies GD2 and BE22 and the NPPF.

7.10 There would be no defined amenity space as part of the application, as the external area to the rear would be used for parking. The site is within the centre of the town and a short distance from Hexham Parks, which the occupants of the apartments would be able to use. In a town centre location and one that involves the conversion of an historic building, the need for private amenity space would be outweighed by the benefits brought by its redevelopment and so a departure from Local Plan Policy H32 would be appropriate in this instance.

Impact on the surrounding listed buildings and the Hexham Conservation Area

7.11 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Prospect House is located within the Hexham Conservation Area and as well as the listed buildings that make up the site itself, the site is also adjacent to a number of listed buildings including the Manor Officer (Old Gaol) which is grade I

listed and a Scheduled Ancient Monument, the grade I listed Moot Hall and the grade II listed Manor Cottage and Hall Bank House. Apart from the creation of the two new cottages, most of the works would be internal which would sustain and enhance the listed building which is in a poor state of repair. The building is currently vacant and a large empty building within the centre of the Conservation Area and adjacent to a number of heritage assets, does not conserve and enhance the Conservation Area. It is considered that these works would not harm the setting of the adjoining listed buildings and the Conservation Area and in fact by providing a new use for the building, it would lead to an enhancement of the area and as such would accord with Core Strategy Policy BE1, Local Plan Policy BE22 and the NPPF.

Impact on archaeological remains

7.12 An archaeology assessment has been submitted as part of the Heritage Statement (Appendix 6). The application affects multi-period buildings which have been subject to varying levels of alteration since they were originally constructed. An archaeological evaluation was carried out on the site of the new build in the rear car park area which established that no significant archaeological remains were located in that specific area. It did, however, because of the overall sensitivity of the site, recommend archaeological monitoring on any proposed groundworks. The County Archaeologist has therefore recommended a condition in relation to this. Archaeological monitoring will also be required in the north wall of the western cottage which may potentially be of medieval date and a programme of historic building recording, which will be subject to a condition, will be required prior to the development of the site. The County Archaeologist has also recommended a condition with regard to the management of the basement areas below Room 17. Subject to relevant conditions, the application would accord with Core Strategy Policy BE1, Local Plan Policy BE29 and the NPPF.

Impact on residential amenity

7.13 The site is located within the centre of the town of Hexham and is therefore surrounded by other commercial premises and residential properties. The use of the building for residential purposes would result in a ‘full-time’ use rather than the office hours that the building would previously have been subject to. However, with the car park at the rear no longer being used as a public car park, the movement of vehicles to and from this area would decrease, which would be an improvement to the amenity of adjoining properties. A neighbour has objected to the siting of a bin store adjacent to the boundary wall to the east, but it is considered that the distances involved between the bin store and the rear of the house and their external space, would not have a detrimental impact on their amenity. External lighting has not been included in the application but a condition in relation to this has been attached to ensure that the impact of this on neighbouring residential amenity can be assessed if required. Any lighting attached to the building would also require an application for listed building consent. It is considered that the proposal would not have an adverse effect on neighbouring residential amenity and would accord with Local Plan Policies GD2 and H32 in this respect.

Impact on ecology

7.14 A Bat Risk Assessment and later an updated Bat Method Statement (Naturally Wild) was submitted as part of the application. This has been assessed by the

County Ecologist who has commented that the application has potential implications for bats and nesting birds. Further to the most recent survey work, the County Ecologist has no objection to the application subject to relevant conditions. Subject to these conditions the application would accord with Local Plan Policy NE27 and the NPPF.

Access and parking

7.15 The car parking to the rear was previously used as both parking for Council offices and a publicly accessible car park, operated by Northumberland County Council. The site would be accessed using the existing route from the market place. The development would provide 20 car parking spaces to the rear, cycle parking and a bin store. The Highway Authority has assessed the application and has no objection to the development subject to relevant conditions. Subject to these conditions, it would accord with Local Plan Policies GD4 and GD7.

Services

7.16 The development would use the existing drainage. Northumbrian Water has been consulted on the application and has no comments to make. The application would accord with Local Plan Policy CS27.

Surface water drainage

7.17 There are no proposed changes to levels and areas of hardstanding within the site. The Lead Local Flood Authority has been consulted and has no objection subject to an informative, whilst the Highway Authority has recommended a condition in relation to surface water drainage. Subject to this condition, the application would accord with Core Strategy Policy GD5 and Local Plan Policy GD4.

Other matters: Viewing area

7.18 The site has an interpretation board at the rear of the car park providing historical information on the site and views across Hexham. Objectors including Hexham Town Council have stated that public access should be retained to this viewing point. The car park, and by inference, the information board, have had no access since the site was sold. An application has been submitted to the Council for the establishment of a Public Right of Way through the site, which the applicant has been informed of. The case is currently being assessed by the Public Right of Way team and will be brought to a future Tynedale Local Area committee to determine. Consequently, as this is not an existing Public Right of Way, this issue will not be assessed against any planning policies.

Equality Duty

The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

8.1 The application has been assessed against the policy considerations outlined above. It is considered, despite the concerns expressed, that the redevelopment of Prospect House, subject to relevant conditions, would bring this important building in the centre of Hexham back into use.

9. Recommendation

That this application be GRANTED permission subject to a Section 106 agreement in relation to affordable housing and subject to the following conditions:

Conditions

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 accordance with the approved plans. The approved plans for this development are:

001 Rev C Existing ground floor
007 Rev B Exiting elevations
008 Rev D Proposed elevations
009 Rev K Proposed Ground Floor
010 Rev K Proposed First Floor
012 Rev H Proposed Second and Third Floor
013 Rev A Enabling Works Ground Floor Plan
014 Rev A Enabling Works First Floor Plan
015 Rev A Enabling Works Second and Third Floor Plan
017 Rev B Proposed Ground Floor
018 Rev A Proposed Ground Floor
019 Rev A Proposed First Floor
020 Rev B Proposed First Floor
021 Rev A Proposed Second and Third Floor
022 Rev A Conversion Construction Details
023 Existing Site Location and Block Plan
024 Rev A Proposed Block Plan
025 Rev A Car Park Access Adaptions
026 Rev B Proposed New Cottages and Porch elevations
027 Rev B Internal construction details
028 Internal construction detail locations
029 Internal construction detail locations

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

3 The development shall not be occupied until the car parking area indicated on the approved plans has been hard surfaced, sealed and marked out in bays in an appropriate manner which has been agreed with the Local Planning Authority. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with Local Plan Policies GD4 and GD7.

4 Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:
i. vehicle cleaning facilities;
ii. the parking of vehicles of site operatives and visitors;
iii. the loading and unloading of plant and materials;
iv. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway

safety, in accordance with Local Plan Policies GD4 and GD7.

5 Prior to occupation, details of surface water drainage to manage runoff from private land have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with Core Strategy Policy GD5 and Local Plan Policy GD4.

6 No development will take place unless in accordance with the Method Statement *Bat Method Statement and Delivery Information*, Prospect House, Hexham (Naturally Wild, 2018).

Reason: to maintain the favourable conservation status of protected species in accordance with Local Plan Policy NE27.

7 Two bat boxes are to be installed in the internal courtyard area (at western elevation building 1, and at eastern elevation building 5). These will be Improved Roost Maternity boxes in dark stain https://www.nhbs.com/improved-roost-maternity-bat-box as agreed with the Conservation Officer. To be placed at least 2m high away from disturbance and as agreed with the project ecologist.

Reason: to maintain the favourable conservation status of protected species in accordance with Local Plan Policy NE27.

8 A programme of archaeological monitoring work is required in accordance with the brief provided by Northumberland Conservation (dated June 2018). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on the brief has been submitted to and approved in writing by the Local Planning Authority.
b) The archaeological recording scheme required by the brief must be completed in accordance with the approved written scheme of investigation.
c) The programme of analysis, reporting, publication and archiving if required by the brief must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological interest. In accordance with Local Plan Policy BE29.

9 A programme of historic building recording is required in accordance with the brief provided by Northumberland Conservation (dated June 2018). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on the brief has been submitted to and approved in writing by the Local Planning Authority.
b) The archaeological recording scheme required by the brief must be completed in accordance with the approved written scheme of investigation.
c) The programme of analysis, reporting, publication and archiving if required by the brief must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological and historic interest. In accordance with Local Plan Policy BE29.

10 Details of any external lighting to be located within the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: In the interest of the appearance and character of the listed building. In accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and BE22.

11 Details of the demolition of the single storey extension and details of the treatment of the eastern wall prior to the rebuild, plus a time-scale for the construction of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: In the interest of the appearance and character of the listed building. In accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and BE22.

12 Prior to the sale and occupation of the units, a management plan detailing the ownership boundaries and operation of the external spaces within the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: In the interest of the management and preservation of the heritage assets in accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and BE22.

Informative

1. S106

Background Papers: Planning application file(s) 17/04070/FUL