



Northumberland County Council

North Northumberland Local Area Committee 18th May 2023

Application No:	22/03727/LBC		
Proposal:	Listed Building Consent: Temporary conversion of the Mobilisation Store to provide a 96-seat, cinema facility, including the siting of a temporary toilet block adjacent to the building		
Site Address	Berwick Barracks, Parade, Berwick-Upon-Tweed, Northumberland TD15 1DF		
Applicant:	Miss Mullarkey Wansbeck Workspace, Rotary Parkway, Ashington, NE63 8QZ	Agent:	Mr Paul East The Straw Yard, Parade, Berwick-upon-Tweed, TD15 2JS
Ward	Berwick North	Parish	Berwick-upon-Tweed
Valid Date:	27 October 2022	Expiry Date:	23 May 2023
Case Officer Details:	Name: Mrs Christina Dowling Job Title: Senior Planning Officer Tel No: 07752783678 Email: Christina.Dowling@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to conditions.



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1. Introduction

1.1 This application falls to be determined by the North Northumberland Local Area Committee due to concerns raised by nearby residents regarding the impact of the proposals upon designated heritage assets.

1.2 The application has been reviewed by the Committee Chairs and the Director of Planning who requested that a decision on the application was taken by the Committee for the reason that it does raise issues of strategic, wider community or significant County Council Interest. Councillor Seymour also requested that the application be determined by the Committee.

2. Description of the Application Site and Proposals

Background

2.1 This application for Listed Building Consent is for alterations associated with the temporary conversion of the Mobilisation Store (Mob Store) at Berwick Barracks, Parade, Berwick-Upon-Tweed, to provide a 96-seat cinema facility (together with space for two wheelchair users). The proposals also include the siting of a temporary toilet block adjacent to the building.

2.2 Berwick Barracks are Grade I Listed buildings and are amongst the first purpose-built barracks to be built in England, completed in 1721. The Mob Store is a curtilage listed structure dating from the early 20th century. It was used to store military equipment; however, it is understood that the Barracks has not had a military purpose since 1963. The Mobilisation Store has recently been used by English Heritage to store architectural fragments until 2022. However, it is now vacant.

2.3 As the Mob Store is a curtilage listed structure, an application for Listed Building Consent is required in addition to planning permission. An application for planning permission for the proposed development (22/03726/FUL) appears elsewhere on this agenda.

2.4 Whilst works are undertaken to construct the New Maltings theatre in Berwick-Upon-Tweed, there is a requirement to rehouse key components of the Maltings to provide continuity of facilities for visitors and the community, and it is proposed that the Mob Store is temporarily converted to provide a sound-proofed cinema facility. It would be designed in such a way that the Mob Store could then be adapted into an archive facility when the New Maltings is completed and the cinema is no longer required.

2.5 The applicant's Design and Access Statement states that it is envisaged that the Mob Store building will be used as a temporary cinema venue for the Maltings for 2-3 years from its completion in 2023.

The Application Site

2.6 The Berwick Barracks are located within the settlement boundary of Berwick-Upon-Tweed, within the defined town centre. They are also located within the Berwick-Upon-Tweed Conservation Area. The Mob Store is located to the southern boundary of the Barracks, just inside the line of the Elizabethan fortifications, which are Grade I Listed.

2.7 The Barracks are bounded to the north by Parade and Parade Green, to the south and west by the residential properties of Ravensdowne, and to the east by the historic town walls and the grass sloped embankments of the ramparts, which is a designated Scheduled Monument.

2.8 The Mob Store building is modest in scale, with a length of approximately 25 metres and a width of approximately 9.5 metres. It is a single storey building, constructed in roughly coursed, rock-faced sandstone, with a slate roof with coped gables and kneelers. It retains its original cast iron framed multi-paned windows. Internally, there is a single space with a lightweight steel truss and boarded roof structure. To the rear is a small lean-to.

2.9 The Mob Store is accessed either through the main Barracks complex or from Ravensdowne (which is a narrow road to the west of the Barracks) via the shared service yard and staff car parking area.

The Proposals

2.10 The proposals include converting the Mob Store to provide a cinema with 96 fixed seats. The seats would be laid out as nine rows of ten seats and one row with six seats (with space on either side of the front row for two wheelchair users). The proposals also include an entrance lobby, a small reception area (for the purchase of tickets and snacks) and a projection room, formed by internal partitions.

2.11 Thermal and acoustic upgrades will occur internally. Proposed refurbishment works to the building include repairs to the roof and the replacement of lead flashings where necessary; the removal of stone copes and their replacement following the installation of lead dpc flashing; the redecorating of existing fascias, gutters and downpipes; the repointing of any friable areas of mortar with lime cement mix, and the application of black out vinyl to the inner faces of windows.

2.12 The perimeter walls of the Mob Store will have a new insulated wall lining introduced to improve the overall thermal efficiency. The existing windows will be overboarded to block out daylight, with acoustic vents included to allow free air movement to the rear of the existing windows and the inner face of the glass will have a blackout film applied.

2.13 A small temporary modular toilet block would be provided to the west of the Mob Store, immediately adjacent to the main entrance to the cinema, which will include a covered ramped area. The new structure will be contemporary in appearance, with stained larch plywood external cladding panels to the walls, a black profile aluminium sheeting roof, low level painted render blockwork and a recessed painted plywood panel with the "Maltings" logo/cinema sign.

2.14 The demolition of a small existing lean-to store to the east elevation of the Mob Store with a volume of approximately 4.0 cubic metres will enable the provision of a new external plant enclosure and air handling unit.

2.15 Proposed vehicle parking for users of the cinema is limited to 3no. new disabled parking bays located to the west of the proposed toilet block building.

2.16 12no. new cycle parking spaces (6 Sheffield cycle hoops under a covered cycle shelter) would also be provided close to the proposed disabled car parking bays.

2.17 The applicant has also provided details of the space within the courtyard that can currently accommodate 7no. car parking spaces.

2.18 Waste produced by the proposed cinema will be stored in bins directly to the south of the temporary toilet block within a gated enclosure.

3. Planning History

Reference Number: 17/02000/FUL

Description: Change of use to class B1 including replace existing window with door.

Status: PER

Reference Number: 21/00043/TREECA

Description: Trees in a Conservation Area: T817 - Sycamore - remove hanging branch over footpath, T818 - Sycamore - Prune to clear/bridge/light, T853 - Sycamore - crown reduce by 2.5m, T856 - Sycamore - remove the epicormic growth, T865 - Sycamore - Crown clean to remove the branch stubs, T874 - Sycamore - repollard, T875 - Sycamore - repollard, T879 - Sycamore - Remove the epicormic growth, T882 - Sycamore - shorten branch with decay by approx 3m, T885 - Sycamore - remove the epicormic growth, T901 - Sycamore - reduce the remaining crown down to approx height of the failed stem and blen sides to re-balance, T908 - Elm -remove the epicormic growth and T910 - Sycamore - remove 2/3 branches overhanging roof of adjacent property to give 3m clearance

Status: NOOBJ

Reference Number: 22/00023/FDN

Description: 5 Day Notice to remove 1no. Sycamore damaged to East of Berwick Barracks on upper footpath along ramparts. Location marked as yellow circle on attached pdf map.

Status: COMMNT

Reference Number: 22/03436/LBC

Description: Listed building consent to convert two buildings to accommodate audiences and temporary conversion of mobilisation store to provide a 105-seat cinema facility, including a temporary toilet block

Status: APPRET

Reference Number: 22/03726/FUL

Description: Temporary conversion of the Mobilisation Store to provide a 96-seat, cinema facility, including the siting of a temporary toilet block adjacent to the building.

Status: PDE

Reference Number: 23/00512/FDN

Description: 5 Day Notice to Pollard 9no. Sycamore trees at Greenside Place to prevent damage to trees in high winds and keep clear of street lighting and buildings. Pollard 8no. Sycamore trees at Grosvenor Gardens to keep trees healthy and minimise risk of branch drops on nearby roof tops and historic masonry and 1no. Sycamore tree to be pollarded due to tree decline with major dead wood in crown.

Status: COMMNT

Reference Number: N/00/B/0069

Description: Tree works at berwick ramparts.

Status: PER

4. Consultee Responses

Berwick-upon-Tweed Town Council (1)	Members noted the objections by members of the public, however, after consideration, they resolved to support the application.
Berwick-upon-Tweed Town Council (2)	Members expressed concerns regarding the proposal and requested that NCC acknowledge the concerns of residents, recognise the need for a management plan for access and egress which minimises the impact on residents and that NCCs Highways Department take account of the impact of anti-social parking in the area around the location.
Berwick-upon-Tweed Town Council (3)	After expressing gratitude for the additional information provided with regards to access to the site it was unanimously resolved to offer no objection to the proposals.
Berwick-upon-Tweed Town Council (4)	No objections subject to no objections from both environmental health and highways.
Building Conservation	Support - subject to conditions to ensure no harm to significance. Large scale details of the bin store and plant enclosures, including how the gates would be secured – limited fixings into the stone boundary wall - to be submitted for approval.
Historic England	We consider that the proposal presents a sensitive approach to the temporary use of a historic building, with the added benefits of repair and improved environmental performance. This reflects para. 197 of the National Planning Policy Framework which asks that the desirability of sensitively sustaining historic buildings and the social and economic value of doing so is considered in applications. No objection to the applications on heritage grounds.
County Ecologist (1)	Foul Sewerage is to be disposed of by a new septic tank. In view of the proximity of protected sites, details of this, including location, capacity and predicted volume of foul water drainage. Please also provide details of where the effluent will discharge.
County Ecologist (2)	Further information is required on private foul water drainage systems. The justification for not connecting the foul water drainage to the main drains should clearly be set out. If a cesspit tank is the only justified option here, then the discharge or emptying process should be clarified including where the effluent will end up.
County Ecologist (3)	No objection subject to conditions, including bat roosts and the provision of two bat boxes installed to the east and west aspect of the building, the timing of works to protect birds nests and details of the destination of the contents of the cesspool which must avoid the use of specific Sewerage Treatment Works.
Natural England (1)	No objection. Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England (2)	No objection. The proposed amendments are unlikely to have significantly different impacts on the natural environment than the original proposal.
National Amenity Societies	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	40
Number of Objections	12
Number of Support	2
Number of General Comments	0

Notices

Site Notice - Listed Building Consent, posted 11th November 2022

Press Notice - Berwick Advertiser, published 10th November 2022

Summary of Responses:

5.1 Representations have been received from 14no. contributors.

Objection

5.2 A total of 12no. objections have been received from the occupants of nine residential properties. The issues raised by objectors are summarised as follows:

- Impact on character of Conservation Area – this is a quiet residential area on the edge of the town centre and a large scale visitor attraction would not be in keeping and would be harmful to the character of the Conservation Area.
- Adverse impact on the Listed Building by acoustic mitigation and temporary toilet block.
- The new façade/signage on the exterior of the entrance to the Mob store does not fit in with the historic area. This effects the setting of the listed buildings and the Conservation Area.
- The design of the cinema entrance and toilet block (however temporary) seems incongruous and totally inappropriate in this context and will be detrimental to the current historical appearance of the area.
- The Parade and surrounding area mainly consists of listed properties which are constrained by being unable to fit any 21st century products to allow sound proofing to windows. The noise and vibration created from a "makeshift" cinema will cause an increase in noise pollution creating unwanted disruption to everyone living in this vicinity.

- A cinema is not appropriate for a quiet residential area
- Noise from cinema and comings and goings of pedestrians and vehicles
- The applicant's information is inconsistent in terms of how many screenings there would be in a day and how many days the cinema would operate
- Odours from toilet block septic tank
- Loss of privacy
- Loss of outlook – overlooking toilet block
- Traffic and parking issues. On site parking is inadequate. The Parade car park is often full. People will park on Ravensdowne. Existing access from Ravensdowne is narrow. Emergency vehicles may not be able to access Ravensdowne. Extra vehicle movements will impact on highway and pedestrian safety and pollution.
- Light pollution
- Construction work

Support

5.3 A total of 2no. supporting comments have been received from the Civic Society and the King's Own Scottish Borderers Association. The issues raised are as follows:

- The vision of the Living Barracks project is to turn Berwick Barracks into a thriving cultural hub and visitor destination by bringing empty buildings back into use, improving the visitor facilities and offer, boosting the town's economy and profile while ensuring the survival of this historic landmark. The development will support delivery of the Living Barracks scheme.
- The proposals will bring the Mob Store up to a standard that will deliver benefits which will endure once the temporary use has ceased. The proposal provides an opportunity to rebuild links between the Barracks and its local community, by encouraging people to visit the site.
- When this use ends, the Mob Store will be adapted to house the nationally important Berwick Archive. It has been designed so that the Archive can reuse as much as possible of the building work.
- Like The Maltings, the Barracks is in the town centre, which tends to be noisier than suburbs or villages. The Maltings arts centre is also close to residential properties.
- A substantial proportion of The Maltings' staff, volunteers and customers arrive on foot; some others use public transport or cycle; the Mob Store is not a large building (198 square metres) and the proposed temporary cinema would seat only 96 people; ticket sales will vary but only some screenings are

likely to be fully booked. This would limit car traffic associated with the proposed temporary use.

- The proposal aims to retain the existing character of the exterior of the building, carrying out repairs and maintenance. Other than the installation of new entrance doors necessary for thermal and acoustic insulation and the removal of a lean-to of minimal architectural significance, the main changes to the existing building will be internal; they would be reversible. Externally the design of the temporary toilet and entrance block is contemporary and clearly distinct from the character of the original building.
- The proposals are part of wider regeneration objectives for Berwick.

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=RJIZM9QSK8Q00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan 2016-2036 (Adopted March 2022)

ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)

ENV 7 - Historic environment and heritage assets

ENV2 - Biodiversity and Geodiversity

6.2 National Planning Policy

NPPF - The National Planning Policy Framework (NPPF) (July 2021)

NPPG – National Planning Practice Guidance (2021, as updated)

6.3 Neighbourhood Planning Policy

Berwick-upon-Tweed is a designated area for neighbourhood planning, but a draft Neighbourhood Plan has yet to emerge.

6.4 Other Documents/Strategies

Planning (Listed Building and Conservation Areas) Act 1990

Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets (2017)

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the

development plan comprises the Northumberland Local Plan (NLP) (2022). The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

7.2 Paragraph 219 of the NPPF advises that weight should be given to relevant policies in existing plans according to the degree of consistency with the NPPF i.e. the closer a policy in a local plan accords with the NPPF, the greater the weight that may be given to them. The policies referred to in this report are considered to be in accordance with the NPPF and can therefore be given due weight.

7.3 The application has been assessed against national planning policy and guidance, development plan policies, other material planning considerations and the advice of statutory consultees. The main considerations in assessing this proposal are:

- Impact on the Listed Buildings
- Ecology

Impact on Listed Buildings

7.4 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

7.5 Chapter 16 of the National Planning Policy Framework deals with making decision on heritage assets.

7.6 Policy ENV 1 of the Northumberland Local Plan requires that the character and/or significance of Northumberland's distinctive and valued natural, historic and built environments, will be conserved, protected and enhanced by:

- a. Giving appropriate weight to the statutory purposes and special qualities of the hierarchy of international, national and local designated and non-designated nature and historic conservation assets or sites and their settings.

7.7 Policy ENV 7 requires developments to ensure the conservation and enhancement of the significance, quality and integrity of Northumberland's heritage assets and their settings. Where development proposals would cause less than substantial harm to the significance of designated heritage assets, this will be weighed against the public benefits of the proposal, including securing the optimum use that is viable and justifiable.

7.8 Historic England have been consulted on the proposed development. They have advised that the proposed internal works would have a light touch on the historic fabric, and they will also help to facilitate a more permanent use once the cinema use is no longer required. Externally, the toilet block addition has a greater design quality than most temporary structures, although because it obscures the main entrance it detracts from the mob store's appearance.

7.9 Nevertheless, Historic England consider that the proposal presents a sensitive approach to the temporary use of a historic building, with the added benefits of repair

and improved environmental performance. This reflects paragraph 197 of the National Planning Policy Framework which asks that the desirability of sensitively sustaining historic buildings and the social and economic value of doing so is considered.

7.10 Historic England has therefore advised that they have no objection to the proposals on heritage grounds, subject to it being time-limited through condition.

7.11 The Council's Built Heritage and Design Officer has been consulted on the proposed development. They have advised that the Mob Store is an open plan space. Some subdivision is proposed, however most of the space would remain open plan. The removal of the existing internal lobby would not harm the significance as this is a later addition. The ceiling frame structure would remain exposed within the cinema space and the partitions to form two lobbies, a reception and a projection room would not compromise the lightweight steel truss and boarded roof structure.

7.12 The windows are bespoke metal framed trellised windows and each section has a rose motif at its centre. Blackout vinyl would be applied internally to the glass panes, which is acceptable as a reversible temporary measure.

7.13 The proposed temporary toilet block would ensure that toilet provision is not required in the main Mob Store building, therefore retaining the historic open plan layout. The Built Heritage and Design Officer has advised that although the toilet block would have a limited impact on the overall setting, it would only be acceptable if for a temporary period. They have therefore requested that a condition is included to ensure that the proposed toilet block, together with the associated septic tank, are approved for a temporary period only. A condition has been included with regard to the proposed development being for a temporary period of 3 years, after which time any buildings, structures or works shall be removed from the site and the land restored to its former condition.

7.14 A bin storage enclosure would be provided to the rear of the temporary toilet block, with a post and gate attached to the existing wall. The Built Heritage and Design Officer has advised that details are required, including the method of securing the temporary screening and access gate. Such a condition has been included.

7.15 It is proposed to break out and re-lay the existing surface treatment to the west of the temporary toilet block to provide three accessible parking spaces and cycle parking. The Built Heritage and Design Officer has advised that the use of tarmac is appropriate, as it is evident elsewhere in the Barracks site.

7.16 A lean-to structure would be demolished at the east end of the Mob Store. This is a small outbuilding with low significance. A larger plant enclosure area would be formed between the wall of the Mob Store and the surrounding listed wall. The Built Heritage and Design Officer has advised that details of the access gate and post are required, limiting fixings into the stone boundary wall. Such a condition has been included.

7.17 The Built Heritage and Design Officer has advised that the proposed development complies with Policy ENV 7 (1) which requires new development to conserve and enhance the significance of heritage assets. They support the

proposed development, and subject to the inclusion of conditions as stated above, they consider that the proposed development would result in no harm to significance.

7.18 It is considered that the proposed development would conserve and enhance the significance, quality and integrity of the heritage assets and their settings, including the listed buildings, their setting and any features of special architectural or historic interest.

7.19 As such, the proposed development is considered to be in accordance with Policies ENV 1 and ENV 7 of the Northumberland Local Plan and the National Planning Policy Framework with regard to its impact on heritage assets.

Ecology

7.20 Policy ENV 2 of the NLP seeks to minimise the impacts of development on biodiversity and geodiversity and to secure net biodiversity gains and /or wider ecological enhancements through new development.

7.21 Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural environment based on detailed principles.

7.22 Natural England has been consulted on the proposed development and they have advised that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes, and they therefore have no objection.

7.23 The Council's Ecology Team has been consulted on the proposals. They have advised that they have no objection to the proposed development subject to conditions, including the protection of bat roosts and the provision of two bat boxes installed to the east and west aspect of the building, the timing of works to protect birds nests, and details of the destination of the contents of the proposed cesspool (which must avoid the use of specific Sewerage Treatment Works).

7.24 A condition has been included with regard to the protection of bat roosts and the provision of two bat boxes installed to the east and west aspect of the building as these will impact on the listed building. However, the suggested conditions with regard to the timing of works to protect birds nests and the provision of details of the destination of the contents of the proposed cesspool are not considered to be relevant to this application for Listed Building Consent. However, such conditions have been included for the accompanying planning application.

7.25 It is therefore considered that subject to such a condition, the proposed development would be acceptable with regard to its impact on biodiversity. As such, the proposals are considered to be in accordance with Policy ENV2 of the Northumberland Local Plan and the National Planning Policy Framework in this regard.

Other Matters

7.26 It is noted that there has been a significant number of objections to this application for Listed Building Consent from nearby residents with regard to matters such as the impact of the development on the character and appearance of the conservation area, impacts on residential amenity, highway safety, additional vehicle

movements, access and parking. However, none of these matters is relevant to the determination of this application for Listed Building Consent. This application must be determined with regard to the impact of the proposed development on the preservation of the listed building or its setting or any features of special architectural or historic interest which it possesses, to ensure the conservation and enhancement of the significance, quality and integrity of the heritage assets and their settings.

7.27 However, the matters raised, such as the impact of the development on the character and appearance of the conservation area, impacts on residential amenity, highway safety, additional vehicle movements, access and parking are similar to those objections submitted with regard to the accompanying planning application, and they have therefore been carefully considered as part of the planning application.

Equality Duty

7.28 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

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

Human Rights Act Implications

7.30 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.

7.31 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.

7.32 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 development is considered to be acceptable with regard to its impact on heritage assets, including the curtilage listed building of the Mob Store and the setting of the Grade I Listed Buildings at the Barracks. The proposals would bring a vacant heritage asset back into use and the proposed refurbishment works would assist in its retention and future use when the temporary cinema is no longer needed. Works such as the temporary toilet block and internal alterations to provide fixed seating are readily reversible following the expiry of the temporary permission.

9. Recommendation

That this application be GRANTED permission subject to the following conditions:

Conditions/Reason

Time Limit

01. 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).

Approved Plans

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents. The approved plans and documents for this application are:

- i) Proposed Site Plan/Location Plan (Drawing Number: 1049(03)002)
- ii) Proposed Ground Floor Plan and Proposed Extended Site Plan (Drawing Number: 1049(20)003 Rev H) (Amended)
- iii) Proposed Elevations (North and South) (Drawing Number: 1049(21)003 Rev A) (Amended)
- iv) Proposed Elevations (East and West) (Drawing Number: 1049(21)005)
- v) Proposed Elevations (North and South - Outside Site Boundary) (Drawing Number: 1049(21)004)
- vi) Proposed Sections (A-A; B-B; C-C; and D-D) (Drawing Number: 1049(21)006)
- vii) Proposed GA Detailed Section (B-B) and Part North Elevation (Drawing Number: 1049(21)011)
- viii) Proposed Demolitions (Floor Plan and North and East Elevations) (Drawing Number: 1049(08)003)

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

Materials

03. The materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application. The development shall not be constructed other than with these approved materials.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the National Planning Policy Framework and Policies ENV 1 and ENV 7 of the Northumberland Local Plan.

Bin Store and Plant Enclosures

04. Prior to the installation of the bin store and plant enclosures hereby permitted, large scale details of the bin store and plant enclosures, including details of how the gates would be secured (with limited fixings into the stone boundary wall) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development in the interests of visual amenity and the significance, quality and integrity of the listed building in accordance with the National Planning Policy Framework and Policies ENV 1 and ENV7 of the Northumberland Local Plan.

Bat Roosts/Bat Boxes

05. Works to the buildings likely to affect known roosts shall not in any circumstances commence unless the local planning authority has been provided with either:

a. licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or

b. confirmation that the site is registered on a Bat Mitigation Class Licence issued by Natural England; or

c. written justification by a suitably qualified ecologist confirming why a licence is no longer required.

The applicant should note that Natural England require that licence applications are accompanied by survey data from the previous survey season or within twelve months of the application being made.

The development shall then only be carried out in accordance with all of the recommendations for mitigation and compensation set out in the report (Bat survey for Berwick Barracks, EcoNorth 2022) which details the methods for maintaining the conservation status of (Common Pipistrelle bats), unless otherwise approved in writing by the local planning authority or varied by a European Protected Species licence subsequently issued by Natural England.

The measures specified include:

- Works will not commence until those contractors involved have received a toolbox talk from a suitably qualified ecologist (the named ecologist on the Natural

England license, or their accredited agent) to ensure they are aware of the presence of bat roosts on site, what to do in the event a bat is encountered at any time, and the working methods which must be implemented through the works period.

- Works on all buildings will proceed to a method statement produced by a suitably qualified ecologist (SQE), and which will form part of the license for the gym and mob store.
- No lighting will be installed which would illuminate bat roost sites either within the works area or adjacent buildings.
- Roosting opportunities for bats will be retained and created wherever possible on site as part of the works, including the installation of 2no. general purpose bat boxes, one of which will act as a receptor site in the event any bats are found during the works period. These will be placed on each side of the building as shown on drawing Number 1049(21)004.
- Works with the potential to affect roosting bats will not commence during the winter period (November to March inclusive) in order to ensure no hibernating bats are adversely affected. In the event works prior to this time have made the relevant sections of the structure unsuitable for such use prior to the start of November, works may continue throughout the winter period.
- No timber treatments which are poisonous to bats will be used

Reason: To maintain the favourable conservation status of a European protected species and maintain the biodiversity value of the site in accordance with Policy ENV2 of the Northumberland Local Plan and the NPPF.

In accordance with guidance issued by Natural England in bat mitigation licensing please note that breathable roofing membranes must not be installed into a roof used by bats. If the use of roof membranes is necessary, only Bitumen type 1F felt with a hessian matrix will be permitted under licence. In this case the bat population is such that no roofs in this development should use breathable roofing felt, as completely sealing older buildings from bats is unlikely to be possible throughout the life of the roof.

Informatives

N/A

Background Papers: Planning application file(s) 22/03727/LBC