Planning Committee: 13 October 2021 **Item Number:** 7

Application No: W 21 / 0939

Registration Date: 13/05/21
Town/Parish Council: Warwick **Expiry Date:** 12/08/21
Case Officer: Rebecca Compton
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The Old Leper Hospital/Chapel/Masters House, Saltisford, Warwick, CV34 4TT

Application for the conservation, repair and alteration of the existing listed Master's House to provide a two bed dwelling with contemporary building services, to include partial demolition of the south wing and the extension of a larger south wing. Proposals include the deconstruction, repair and reconstruction of unstable structural elements of the Master's House. The conservation, repair and alteration of the listed St Michael's Chapel to provide a one bed dwelling with contemporary building services. The proposal also includes the construction of a new three storey apartment block to the north of the site with 8no. one bed dwellings together with associated hard and soft landscaping and proposed access. FOR West Midlands Historic Building Trust

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This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of this report and a Section 106 Agreement to secure the necessary financial contributions/ obligations as set out in the report.

Planning Committee is also recommended to delegate authority to the Head of Development Services in consultation with the Chair of Planning Committee to finalise the terms of the Section 106 agreement.

DETAILS OF THE DEVELOPMENT

The proposal seeks to restore and convert two Grade II* listed buildings into residential use, buildings known as The Master's House and St Michael's Chapel. The development also seeks to erect an apartment building to the rear of the site, the funds of which will secure the necessary works to restore the listed buildings which have remained vacant for a number of years. The Master's House in particular is in a serious state of disrepair and is on Historic England's At Risk register. The proposal also includes hard and soft landscaping, parking area and new access through the neighbouring site off Ansell Way.

THE SITE AND ITS LOCATION

The application site consists of St Michael's Leper Hospital Scheduled Ancient Monument, Grade II* listed Master's House located centrally in the site and Grade II* St Michael's Chapel situated along the frontage adjacent to Saltisford. The site is located within flood zones 2 and 3.

PLANNING HISTORY

W/04/2128 & W/04/2132/LB - Conversion of former chapel and Master's House to offices; construction of office building to rear of site and associated car parking to all buildings – Granted

Whilst these applications were never implemented it is noted that some restoration of the Chapel has taken place.

W/21/0640/LB - Application for the conservation, repair and alteration of the existing listed Master's House to provide a two bed dwelling with contemporary building services, to include partial demolition of the south wing and the extension of a larger south wing. Proposals include the deconstruction, repair and reconstruction of unstable structural elements of the Master's House. The conservation, repair and alteration of the listed St Michael's Chapel to provide a one bed dwelling with contemporary building services. The proposal also includes the construction of a new three storey apartment block to the north of the site with 8no. one bed dwellings together with associated hard and soft landscaping and proposed access – Associated listed building consent to the current scheme

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- H0 - Housing
- H1 - Directing New Housing
- H2 - Affordable Housing
- SC0 - Sustainable Communities
- BE1 - Layout and Design
- BE3 - Amenity
- TR1 - Access and Choice
- TR2 - Traffic generation
- TR3 - Parking
- HS1 - Healthy, Safe and Inclusive Communities
- CC2 - Planning for Renewable Energy and Low Carbon Generation
- FW1 - Development in Areas at Risk of Flooding
- FW2 - Sustainable Urban Drainage
- FW3 - Water Conservation
- FW4 - Water Supply
- HE1 - Protection of Statutory Heritage Assets
- HE4 - Archaeology
- NE1 - Green Infrastructure
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- NE3 - Biodiversity
- NE4 - Landscape
- NE5 - Protection of Natural Resources

- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Parking Standards (Supplementary Planning Document- June 2018)
- Air Quality & Planning Supplementary Planning Document (January 2019)
- Affordable Housing (Supplementary Planning Document - June 2020)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Support the application.

Historic England: Support the application on heritage grounds.

WCC Highways: No objection but recommend better provision for cycle parking for listed buildings.

WCC Archaeology: No objection subject to condition.

WCC Ecology: Raised concerns over loss of biodiversity and impact on bats, also requested conditions for CEMP, LEMP.

WCC Landscape: Object due to impact of apartment building, lack of planting and trees and recommend detailed landscaping scheme.

LLFA: Request further information regarding surface water management.

WCC Fire and Rescue Service: No objection subject to condition requiring fire hydrant.

Environment Agency: No objection subject to condition securing finished floor levels.

WDC Waste Management: No objection.

WDC Health and Community Protection: Raised concerns over noise levels for the Chapel building, requested details of mechanical ventilation for apartment building and conditions relating to EV charging points, contaminated land and construction management plan.

Ancient Monuments Society: Object due to concerns over cladding to the Master's House and loss of existing lean-to element of Master's House. Also question the need for parking next to the Master's House.

Society for protection of Ancient Buildings (SPAB): Object due to concerns over cladding to the Master's House, loss of existing lean-to element of Master's House and impact of apartment block.

Conservation Area Forum (CAF): Object due to concerns over cladding to the Master's House and loss of existing lean-to element of Master's House.

WDC Conservation: No objection and commented that the timber cladding to the Master's House has been carefully considered to retain the existing frame.

Public response:

6 objections received raising concerns over the following grounds:

- Apartment building out of scale with listed buildings and surrounding area
- Impact on neighbours including overlooking, loss of privacy, loss of light
- Removal of trees lead to increase noise from railway
- Design not sensitive to historic buildings
- Overdevelopment of the site
- Loss of habitats and biodiversity
- Chapel and Master's House being converted to residential when they could be office or public use
- Risk of flooding
- Risk to archaeology
- Pressure on parking
- Light pollution
- Contravention of Council's planning brief
- Increase in pollution

ASSESSMENT

The key issues are:

- Principle of development
- Design and impact on heritage assets
- Archaeology
- Impact on the living conditions of neighbouring dwellings
- Amenity for future occupiers
- Car parking and highway safety
- Ecological impact
- Drainage and flood risk
- Landscape
- Affordable Housing
- S106 contributions
- Other matters

Principle of development

The site lies within the Urban Boundary of Warwick which is considered appropriate for new residential development. The site is considered to be a highly sustainable location being well related to public transport links, services and employment opportunities. The scheme is considered to be in accordance with Policy H1 insofar as the site is in a sustainable location, falling within one of the main urban areas of Warwick.

Design and impact on heritage assets

The site contains two Grade II* listed buildings and a Scheduled Ancient Monument. Therefore, it is necessary for the proposed works to pay special regard to the desirability of preserving the special interest of the listed buildings and their

settings in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Paragraph 199 of 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.

Warwick District Local Plan Policy HE1 (protection of statutory heritage assets) states that permission will not be granted to alter or extend a listed building where those works will adversely affect its special architectural or historic interest, integrity, or setting.

Furthermore, Warwick District Local Plan Policy BE1 seeks for development to be constructed using appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area.

Master's House

The existing Master's House is in a serious state of disrepair and is on Historic England's At Risk register. Whilst efforts have been made to ensure the structure is secure, it is clear that the restoration of this building and bringing the building back into a viable use is imperative to secure the future of this heritage asset.

The proposal is therefore to convert this building into a single dwelling. The proposal includes a full restoration of the building and alterations to facilitate the proposed residential use. The existing south wing is to be demolished, given this is a later addition to the building that is extremely degraded, the loss of this feature is not considered detrimental to the historic significance of the asset. In its place and on the same footprint, a new stairway wing is to be provided which will provide access between the ground and first floors to avoid disruption to the building's historic structure and joists. Whilst the building benefits from existing staircases which remain from the historic use of this site as 3 cottages, these are too narrow and too steep for modern day use. It is proposed to introduce underfloor heating to avoid the need for radiators being fitted in the historic fabric and will provide a background level of

The proposal seeks to externally insulate the building with oak cladding, the applicant has worked closely with Historic England, the Council's Conservation Team and Conservation Architects to secure the most appropriate way of conserving the existing timber framed building which is currently in a serious state of disrepair. Whilst the cladding would obscure external views of the timber frame, the cladding is considered the most appropriate way to insulate the building whilst avoiding condensation that would be detrimental to the historic timbers. Whilst concerns over the proposed cladding have been raised by various parties including The Society for the Protection of Ancient Buildings and The Ancient Monuments Society, it is considered that cladding the building would be the most appropriate method to protect the existing fragile timbers. Historic England commented that the cladding "is a response both to the repair needs of what is now a very fragile frame, and to achieving thermal insulation." It should

be noted that Historic England and the Council's Conservation Officer have raised no objection to the scheme.

The existing timber frame will be retained internally and lime plaster will be applied to the panels between the timbers to highlight the original form of the building. The applicant has also expressed that there would be opportunities for the public to visit the building to view its original fabric. The cladding will ensure the survival of the majority of this historic fabric and protects the building from further deterioration. Therefore, whilst some harm will inevitably be caused by the proposed cladding, the benefits of retaining the original timber frame together with the restoration of the building that is currently in a poor state of disrepair and securing a viable long term use for the building outweighs the harm, which is considered less than substantial.

The Conservation Officer recommends the inclusion of a condition for the provision of sample materials, which Officers consider necessary to ensure a high quality finish for this heritage asset. Large scale details of all restoration works and new windows and doors have been provided and the Conservation Officer is satisfied with the detail provided.

St Michael's Chapel

The Chapel has undergone recent restoration work including rebuilding of stone walls, new stone window and re-roofing with clay tiles. The proposal seeks to convert this building into a single dwelling. A bathroom pod will be provided at first floor level which will be set down from the main roof to avoid disruption to the historic fabric. The bedroom will have a mezzanine floor to enable the existing gable end window to be appreciated from ground and first floor. Other works include new steel framed windows and secondary glazing which have been sensitively designed to protect the appearance and historic significance of the heritage asset.

The Conservation Officer recommends the inclusion of a condition for the provision of sample materials, which Officers consider necessary to ensure a high quality finish for this heritage asset. Large scale details of all restoration works and new windows and doors have been provided and the Conservation Officer is satisfied with the detail provided.

Apartment building

The proposed apartment building consists of a part two storey part three storey building providing 8no. 1 bedroom apartments. The building has been carefully designed to limit any impact on the setting of the listed buildings and will be situated to the rear of the site away from the listed buildings and the scheduled ancient monument. The siting of the apartment building to the rear of the site together with the landscape improvements around the listed buildings ensure the listed buildings remain as the principal focal features of the site.

The buildings located along Saltisford are predominantly 2 storeys, the design of the building with a 2-storey element leading to a 3 storey element to the rear of the site not only integrates the building with the listed buildings and neighbouring buildings in the immediate context, but also with the wider

character of the area. The building with varying gable roofs and staggered design not only provides a more attractive design but also visually breaks up the bulk and mass of the building which better integrates with its surroundings.

The block of flats has been designed to appear as an attractive modern building rather than a pastiche form of development, whilst still referencing the listed buildings through its architectural features and characteristics, including gables and use of traditional materials such as red brick, timber and plain roof tiles.

The Conservation Officer recommends the inclusion of a condition for the provision of sample materials, which Officers consider necessary to ensure a high quality finish for the setting of the heritage assets.

Heritage Summary

Officers welcome the applicant's proposals to restore and retain the two Grade II* listed buildings on the site and proposing a viable use that will secure the long term retention and care of these buildings. The existing buildings and the site at present are in a poor state and are not reflective of a site that is of national and local historic importance. Whilst there will be some degree of harm resulting from the development, the benefits of the scheme including the restoration and retention of the listed buildings and substantial improvements to their setting are considered to far outweigh the harm.

In this case, the public benefit which will be derived by restoring the listed buildings and bringing them back into a viable use is a matter which should be given great weight and is a clear justification for permitting the scheme in its current form.

Overall, the scheme is considered to represent a high quality design in this sensitive location which will provide significant visual enhancements within the area and therefore accord with the NPPF and Local Plan Policies, BE1 and HE1.

Archaeology

Policy HE4 of the Local Plan requires an appropriate evaluation of potential archaeological remains. Where a development has the potential to have an adverse effect on archaeological remains, mitigation would be required through an appropriate form of archaeological investigation.

The proposed development lies within an area of significant archaeological potential and includes the Scheduled below ground remains of a leper hospital, chapel and cemetery founded during the 12th century. The existing Grade II* buildings are also built upon 12th Century foundations.

The site has benefited from various archaeological surveys and fieldwork historically in recent years, however the applicant acknowledges that the site is of national historical importance and as such further survey work would be required prior to any work commencing. Historic England in their formal response to the application also stressed the importance of further archaeological works which is

echoed by WCC Archaeology. Further archaeological work should be undertaken and this will be secured via condition.

Subject to condition, Officers are satisfied that the proposal is in accordance with Policy HE4 of the Local Plan.

Impact on the amenity of neighbouring residents

Warwick District Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or visual intrusion.

The 'Distance Separation Guide' was adopted by the Council in 2003 to provide guidance on the necessary separation distances between new residential development (habitable to habitable rooms) to help avoid loss of privacy and over dominance to adjoining dwellings.

Several objections have been received from neighbouring residents residing in the row of terraced dwellings fronting Saltisford that are to the west of the application site and share a side and rear boundary with the application site.

The existing Grade II* listed buildings are to be retained in their current position and the proposed residential use is considered appropriate in this location and would harmonise with neighbouring residential uses. The proposed use is not considered to have a harmful impact on the amenities of neighbouring properties.

The proposed apartment building is part 2 storey part 3 storey with the tallest elements contained to the rear parts of the site away from nearby neighbouring properties. The apartment building will be situated adjacent to the rear boundaries of the private rear gardens serving the row of terraced dwellings along Saltisford. The design of the apartment building and location of windows have been carefully considered to ensure the development does not overlook into the rear gardens of the nearby residential dwellings. There would be 3 windows on the southern elevation closest to the residential properties which are proposed to be obscured glazed with restricted opening. The main windows serving habitable rooms have been contained to the rear of the building.

In addition to this, the proposed apartment building would be situated in a position in excess of the Council's 27 metre distance separation which is required between two storey and three storey buildings. The building would be situated over 35 metres from the neighbouring dwellings and on that basis officers are satisfied that the development would not have an overbearing impact or result in loss of privacy to the neighbouring row of terraced dwellings. There are no other nearby residential uses that would be impacted by the development.

The proposal would not have an unacceptable impact on the amenity of neighbouring dwellings and therefore complies with Local Plan policy BE3.

The Amenity of Future Occupiers

Warwick District Local Plan Policy BE3 requires all development to provide acceptable standards of amenity for future users or occupiers of the development.

The properties have all been designed to provide acceptable levels of amenity for future occupiers with primary rooms all served by appropriately sized windows giving appropriate levels of light and outlook. In the case of the converted buildings, all habitable rooms would benefit from adequate levels of light and outlook.

In terms of amenity space, the Residential Design Guide requires new dwellings to provide appropriate standards of amenity space. Given that the application involves the conversion of two Grade II* listed buildings, officers agree with the applicant that the amenity standards should be applied flexibly.

Development of apartments requires 10m2 per bedroom across the site, the two listed buildings as 1 bedroomed units are required to provide 40m2 each. The Residential Design Guide permits amenity space for flats and apartments to be provided in a communal and consolidated area whilst dwellings should benefit from private amenity space that is not overlooked from the public realm.

Across the site there would be ample outdoor amenity space provided in excess of the requirements of the SPD, however, the Chapel will not benefit from a dedicated area of private amenity space as from a heritage point of view it is considered favourable to retain an openness to the front of the site to reflect the historic character of the site which would have been open gardens. In retaining the area to the rear of the Chapel as open space, it provides a more attractive space that would enhance the site from the street scene and enables an attractive pedestrian access across the site from Saltisford. Therefore, whilst the Chapel would not benefit from a dedicated area of private amenity space, the overall benefit of retaining the area as open from a heritage and landscape point of view would outweigh the harm. Therefore, the level of amenity space provided across the scheme is acceptable.

The application site is located next to two noise sources, with the railway line to the north of the site and the main road Saltisford to the south of the site. A noise survey has been provided which adequately demonstrates that the apartments and the Master's House would not be subject to excessive levels of noise.

Environmental Health have requested a scheme for mechanical ventilation for the apartments to ensure they have adequate levels of ventilation; this will be secured via condition. For the Master's House, the noise survey adequately demonstrates that the building would be able to have open windows for natural ventilation whilst ensuring the occupants of the buildings are not impacted by excessive levels of noise. Environmental Health have requested further noise survey work for the Chapel building which is adjacent to the main road, the results of this survey will be reported to members as a late item. It should be noted that the applicant has taken all reasonable measures to ensure the occupants of the building have an acceptable level of amenity and have worked closely with Historic England and the

Council's Conservation Team to propose glazing that would be highly efficient in terms of noise whilst not impacting on the historic significance of the building.

Giving regard to the historic importance of this site, Officers are satisfied that the amenity of future occupiers is acceptable having regard to Policy BE3.

Car parking and highway safety

Local Plan Policy TR3 states that development proposals will be expected to comply with the requirements of the Vehicle Parking Standards SPD. Parking must be provided which does not result in on-street car parking detrimental to highway safety.

Members of the public have objected to the proposal because of additional traffic entering and exiting a busy road and whether sufficient parking will be provided.

The required level of parking does not meet the standard set out in the Council's Parking Standards SPD with 7 spaces provided against 10 which would normally be required for a scheme of this type. The SPD notes that there are two reasons why a scheme may not demonstrate these standards; (1) the applicant can reasonably justify either higher or lower parking provision than set out in the standard based on available evidence and/or (2) it is not reasonably possible to achieve the parking standards. As regards (2) conservation impact is stated as one such reason.

Opportunities for car parking on the site are significantly constrained by the need to preserve the setting of the listed buildings, and accordingly all spaces are located to the rear of the Master's House. It would be possible to meet the parking standards in full however this would require roads and parking areas immediately in front of, and alongside, the two listed buildings, which would detrimentally impact their setting.

Furthermore, section 2.4 of the SPD states that schemes with an under provision of parking may be considered acceptable where the applicant can demonstrate specific circumstances, one of those being where a site is located within an area that is high accessible. The application site is situated approximately 100m from Warwick Town Centre and so is within a highly accessible location which is within walking distance of key amenities and public transport links and therefore is considered to comply with the SPD.

The Highway Authority have confirmed that they have no objection to the proposed development. Therefore, it has been concluded that the proposals would have an acceptable impact on highway safety and is in accordance with Local Plan Policies TR1 and TR3.

Ecological impact

Policy NE2 of the Warwick District Local Plan states that development proposals will be expected to protect, enhance and/or restore habitat biodiversity and where this is not possible, mitigation or compensatory measures should be identified accordingly.

The County Ecologist has assessed the submitted ecological survey work and originally objected to the application on the grounds of biodiversity loss and impact on an existing Brown Long Eared bat roost. The applicant will be providing a detailed landscaping scheme which will detail on site mitigation measures for biodiversity loss. In addition to this the applicant is proposing to make a financial contribution to address any biodiversity loss through an offsetting scheme will be secured via a s106 agreement. Given the presence of the Scheduled below ground remains and the constraints of two listed buildings, it would not be possible to provide on-site mitigation as the only means to address biodiversity loss.

To address the loss of the existing bat roost, the applicant has suggested that the inner roof void above the apartments would provide adequate space to accommodate a replacement bat roost. This would be subject to the detailed design of the roof space. This will be secured via condition.

Officers consider that subject to the imposition of conditions and a s106 agreement, the proposal is considered to be in accordance with Local Plan policy NE2.

Drainage and flood risk

The application site is located within Flood Zone 2 and 3. Given the archaeological significance of this site the applicant is proposing to provide a detailed drainage strategy for surface water flooding through planning conditions. The purpose of this is to enable further archaeological surveys to take place to understand the location of below ground remains which will inform the most appropriate location for flood mitigation. The Local Lead Flood Authority are satisfied with this approach subject to further assurances that flooding can be addressed on the site. The applicant is currently working with officers to address these concerns and the results of which will be reported to members as a late item along with proposed conditions.

It should be noted that The Environment Agency have raised no objection subject to finished floor levels being as stated, this will be secured via condition.

Landscape

The proposals indicate various areas of soft and hard landscaping across the site to provide areas of open space around the listed building which will significantly enhance their setting. WCC Landscape has objected to the scheme due to the lack of a detailed landscaping proposal. Officers are satisfied that this can be controlled through planning condition.

Trees

A number of concerns have been raised over loss of existing trees to the rear of the site. The existing trees are currently not protected and so can be removed without the need for planning permission. The proposed site plan indicates existing trees to be removed with replacement tree planting around the edge of the site boundary to the rear of the existing gardens. Concerns from residents have been

raised that the loss of trees would impact on existing views to the rear of properties. The proposal seeks to introduce new tree planting adjacent to the rear boundary of the neighbouring properties which will be an improvement on the current situation as currently the trees are situated away from rear gardens of the neighbouring properties. Officers have secured a condition for a detailed plan showing the loss of trees and shrubs across the site and details of the replacements.

Affordable Housing

Local Plan Policy H2 requires a minimum of 40% affordable housing on sites of eleven or more dwellings. The proposed scheme is for 10 dwellings and so there is no policy requirement for affordable housing. In any case the scheme proposes 100% affordable housing which is a significant benefit for the District.

Section 106 contributions

The applicant proposes a biodiversity offsetting scheme which is to be secured through s106. Members are requested to delegate authority to Officers to finalise the requirements of the Section 106 Agreement. Draft heads of terms are provided below:

1. The commencement of development shall not take place until a Biodiversity Offsetting Scheme appropriate to compensate for a Biodiversity Impact Assessment score of 1.06 Biodiversity Unit Loss has been submitted to and approved in writing by the Council.
2. Provide a fixed sum contribution to be paid to Warwickshire County Council based on using the Warwickshire County Council Financial Contribution Calculator. The fixed sum shall not exceed £68,107.

Other matters

Air Quality

Warwick District Council adopted an Air Quality Supplementary Planning Document (AQ SPD) in January 2019. The AQ SPD establishes the principle of Warwick District as an emission reduction area and requires developers to use reasonable endeavours to minimise emissions and, where necessary, offset the impact of development on the environment. The guidance sets out a range of locally specific measures to be used to minimise and/or offset the emissions from new development.

The proposed development has been identified as a minor scheme and therefore Type 1 mitigation measures are required. This typically takes the form of electric vehicle charging points to encourage the uptake of low emission vehicles. The AQ SPD requires that 1no. electric vehicle charging point is provided for each dwelling with dedicated parking and/or 1no electric vehicle charging point is provided per 10 unallocated parking spaces. The site plan indicates the location of 1 electric charging point which complies with the SPD requirements. However, further information will be required in order to ensure that charging points are installed in line with the requirements of the AQ SPD. This can be secured by condition which will be added.

Waste

The proposals make suitable provision for the storage and collection of refuse and recycling. It is noted that waste management have no objection to the proposal. Tracking information has confirmed that a waste vehicle can enter and exit the site safely.

Water Efficiency

A condition to ensure compliance with Policy FW3 will be added to any approval granted.

SUMMARY/CONCLUSION

The proposal would ensure the optimum viable use of two listed buildings, through the provision of a high quality development, which delivers high levels of amenity for the future occupiers via generous, well landscaped gardens, in a sought after edge of town centre location. The proposal delivers an acceptable level of parking and would not impact detrimentally on neighbouring amenity. The development should therefore be approved.

CONDITIONS

1 The development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 03D, 06B, 08A, 11A, 12A, 3298-030 revB, 3298-031, 3298-032, and specification contained therein, submitted on 13th May 2021. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

3 No works shall take place unless and until:

(a) the applicant has secured and implemented a programme to photographically record the building fabric, in accordance with a written scheme which has been submitted to and approved in writing by the Local Planning Authority; and

(b) the photographic record completed under (a) has been submitted to the Local Planning Authority.

Reason: To ensure the appropriate recording of features or buildings before development commences that are important to the understanding of the District's historical development in accordance with Policy HE1 of the Warwick District Local Plan 2011-2029.

4 No development on each phase shall take place until:

a) a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work has been submitted to and approved in writing by the Local Planning Authority for that phase.
b) the programme of archaeological evaluative fieldwork and associated post-excavation analysis and report production detailed within the approved WSI has been undertaken for that phase. A report detailing the results of this fieldwork, and confirmation of the arrangements for the deposition of the archaeological archive, has been submitted to the planning authority.
c) An Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) has been submitted to and approved in writing by the Local Planning Authority for that phase. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation.

The development, and any archaeological fieldwork post-excavation analysis, publication of results and archive deposition detailed in the Mitigation Strategy document, shall be undertaken in accordance with the approved Mitigation Strategy document.

Reason: In order to ensure any remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected were applicable, before development commences in accordance with Policy HE4 of the Warwick District Local Plan 2011-2029.

5 The development hereby permitted shall not commence until a detailed schedule of bat mitigation measures (to include timing of works, replacement roost details, monitoring and further survey of the buildings and trees) has been submitted to and approved in writing by the County Planning Authority. Such approved mitigation measures shall thereafter be implemented in full. **REASON**: To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy NE2 of the Warwick District Local Plan 2011-2029.

6 The development hereby permitted, including site clearance work, shall not commence until a Construction and Environmental Management Plan has been submitted to and approved in writing by the District Planning Authority. In discharging this condition, the LPA expect to see details concerning pre-commencement checks for protected species (*detail as appropriate, e.g. badgers, bars, breeding birds and otter*) and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The agreed Construction and Environmental Management Plan shall thereafter be implemented in full. **Reason:** To ensure that protected species are not harmed by the development, in accordance with the National Planning

Policy Framework (NPPF), ODPM Circular 06/2005 and Policies NE2 and NE3 of the Warwick District Local Plan 2011-2029.

7 The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the District Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of habitat enhancement/creation measures and management, such as native species planting, wildflower grassland creation, woodland and hedgerow creation/enhancement, and provision of habitat for protected and notable species (including location, number and type of bat and bird boxes, location of log piles). Such approved measures shall thereafter be implemented in full.
REASON: To ensure a net biodiversity gain in accordance with NPPF.

8 The development hereby permitted shall not commence unless and until a hard and soft landscaping scheme has been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made for direct run-off of water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of the same size and species as that originally planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations. **Reason:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.

9 The development hereby permitted shall not commence unless and until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall provide for: the parking of vehicles of site operatives and visitors; site working hours and delivery times; the loading and unloading of plant and materials; the storage of plant and materials used in constructing the development; the erection and maintenance of a security hoarding including decorative displays and facilities for public viewing where appropriate; wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway;

measures to control the emission of dust and dirt during construction, together with any details in relation to noise and vibration; and a scheme for recycling / disposing of waste resulting from demolition and construction works. A model CMP can be found on the Council's website (https://www.warwickdc.gov.uk/downloads/file/5811/construction_management_plan) or by searching 'Construction Management Plan'. The development hereby permitted shall only proceed in strict accordance with the approved CMP. **Reason:** In the interests of highway safety and the amenities of the occupiers of nearby properties, the free flow of traffic and the visual amenities of the locality in accordance with Policies BE3, TR1 and NE5 of the Warwick District Local Plan 2011-2029.

10 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the District Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

5) A verification report containing the data identified in (4).

Any changes to these components require the express consent of the District Planning Authority. The scheme shall be implemented strictly as approved.

Reason: To safeguard health, safety and the environment in accordance with Policies BE3 and NE5 of the Warwick District Local Plan 2011-2029.

11 No development shall commence unless and until details of surface and foul water drainage works have been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the approved details. **Reason:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policies BE1 and FW2 of the Warwick District Local Plan 2011-2029.

12 No development shall commence until a plan showing the existing tree(s) and shrub(s) to be retained has been submitted to and approved in writing by the local planning authority. The existing tree(s) and shrub(s) indicated on the approved plan to be retained shall not be cut down, grubbed out, topped, lopped or uprooted . Any tree(s) or shrub(s) removed, dying, or being severely damaged or diseased or becoming, in the opinion of the local planning authority, seriously damaged or defective, within five years from the substantial completion of development shall be replaced, [as soon as practicable/ within the next planting season] with tree(s) and shrub(s) of the same size and species as that originally planted. All tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations (excluding hard surfaces). **Reason:** To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029.

13 No development or other operations (including demolition, site clearance or other preparatory works) shall commence unless tree protection measures have been put into place in full accordance with details that shall have been submitted to and approved in writing by the local planning authority. Thereafter the approved tree protection measures shall remain in place for the full duration of any such construction work. In addition no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy of any protected tree(s); no equipment, machinery or structure shall be attached to or supported by a protected tree(s); no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area or any other works carried out in such a way as to cause damage or injury to the tree(s) by interference with their root structure and that no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the tree(s). **Reason:** In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029.

14 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the

approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.

15 No lighting or illumination of any part of any building or the site shall be installed or operated unless and until details of such measures (including details of hours of operation) shall have been submitted to and approved in writing by the Local Planning Authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details. **Reason:** To ensure that any lighting is designed and operated so as not to detrimentally affect the amenities of the occupiers of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.

16 The development hereby permitted shall not be occupied unless and until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the Local Planning Authority and the approved scheme has been implemented in full in strict accordance with the approved details. **Reason:** In the interest of the fire safety and protection of public safety and to satisfy Policy BE1 of the Warwick District Local Plan 2011-2029.

17 Prior to the occupation of the dwellings hereby permitted, one 16amp (minimum) electric vehicle recharging point per every 10 parking spaces shall be installed in accordance with details first submitted to and approved in writing by the Local Planning Authority (LPA). Once the electric vehicle recharging points have been installed, the following verification details shall be submitted to and approved in writing by the LPA: (1). Plan(s)/ photograph(s) showing the location of the electric vehicle recharging points; (2). A technical data sheet for the electric vehicle recharging point infrastructure; and (3). Confirmation of the charging speed in kWh. Thereafter the electric vehicle recharging points shall be retained in accordance with the approved details and shall not be removed or altered in any way (unless being upgraded). **Reason:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan and the Air Quality and Planning Supplementary Planning Document.

18 The development hereby permitted shall not be occupied unless and until the approved cycle parking facilities and bin storage have been provided and made available for use in accordance with the details on the approved plans and thereafter those facilities shall remain available for use at all times. **Reason:** In the interests of encouraging the use of alternative modes of transport and to protect the visual amenities of the area, in accordance with Policies BE1, TR1 and TR3 of the Warwick District Local Plan 2011-2029.

19 The development shall be carried out in accordance with the submitted flood risk assessment undertaken by JBA Consulting reference 2019s0054 version 2.4 dated July 2019 and the proposed mitigation measures it details. **Reason:** In the interests of reducing occupant's risk from flooding, in accordance with Policy FW1 of the Warwick District Local Plan 2011-2029.

20 The development hereby permitted shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **Reason:** To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and visual / residential amenity in accordance with Policies BE1, BE3 and TR3 of the Warwick District Local Plan 2011-2029.

21 The development hereby permitted shall not be occupied unless and until a scheme showing how a water efficiency standard of 110 litres per person per day based on an assumed occupancy rate of 2.4 people per household (or higher where appropriate) will be achieved has been submitted to and approved in writing by the Local Planning Authority. No dwelling/ unit shall be first occupied until the works within the approved scheme have been completed for that particular dwelling / unit in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **Reason:** To ensure the creation of well-designed and sustainable buildings and to satisfy the requirements of Policy FW3 of the Warwick District Local Plan 2011-2029.

22 The apartment building hereby permitted shall not be occupied unless and until the two listed buildings known as The Master's House and The Chapel as shown on approved drawing 3298-008 rev L, submitted to the LPA on 13th May 2021 have been restored to a state that is suitable for human habitation. **Reason:** To secure a satisfactory form of development in accordance with Policy HE1 of the Warwick District Local Plan 2011-2029.