Planning Committee: 15 October 2013 **Item Number:** 7

Application No: W 13 / 1053

Registration Date: 02/08/13
Town/Parish Council: Warwick **Expiry Date:** 01/11/13
Case Officer: Penny Butler
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2 - 22 Northgate Street, Warwick, CV34 4SP
Demolition and re-development to provide a total of 18 residential dwellings, by conversion and alteration of former education department offices on Northgate Street to create 11 residential dwellings and erection of a garage building; conversion and alteration of former county court offices on Northgate to provide 3 dwellings; and partial redevelopment/infill and conversion/alteration/extension of the former museum services buildings off Northgate to provide 4 dwellings.
FOR Ash Mill Northgate LLP

This application is being presented to Committee due to the number of objections and an objection from the Town Council having been received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions, and the completion of a satisfactory unilateral undertaking or Section 106 agreement by 1 November 2013. The agreement or undertaking should provide £50 per dwelling towards sustainable welcome packs, and the agreed affordable housing contribution. Should a satisfactory unilateral undertaking or Section 106 agreement not have been received by 1 November 2013, Planning Committee are recommended to delegate authority to the Head of Development Services to REFUSE planning permission on the grounds that the proposals make inadequate provision in respect of the issues that are the subject of that agreement.

DETAILS OF THE DEVELOPMENT

The proposal is for the re-development of the site to provide a total of 18 dwellings, following demolition of the existing modern extensions at the rear, including the large two storey building extending along the rear of the Northgate Street facade, smaller extensions to no.s 18-22 Northgate Street, and the mock timbered extension between the two pavilion buildings. The Northgate Street building would be converted into 11 town houses (8 x 4-bed, 1x 5-bed and 2 x 6-bed), with a garage building proposed at the rear. The former court offices on the corner would be converted into 3 dwellings (3 x 4-bed). The former museum services buildings between Northgate and The Butts will be partially demolished and extended to provide 4 dwellings (4 x 3-bed). 32 parking spaces would be provided at the rear which will be accessed off the existing vehicular access from The Butts. Levels will also be regraded to provide individual gardens with steps

down to parking areas, and a widened and improved surface shared access. A large tree will be removed at the rear.

The applicant would undertake all demolitions, separation into houses and preparatory works, but some units will be left as 'shells' to allow individual purchasers to design and develop the homes to their own needs. The remaining homes will be delivered as complete homes (3 on Northgate Street, 3 in the court offices and 3 in the museum services building). Works would be proposed in two phases, the first phase comprising the Northgate Street elevation, and the second phase the remaining buildings.

The application is supported by the following reports:
-arboricultural report;
-financial viability assessment
-structural appraisal;
-ecology and bat survey;
-design and access statement;
-heritage impact assessment
-sustainability statement;
-transport statement;
-access appraisal;
-planning statement;
-statement of community involvement
-archaeology assessment;
-environmental risk assessment.

The design and access statement states that the applicant considers that the development provides a viable and sustainable future for protecting and maintaining the unique historical character of the site's principal heritage assets, and providing new homes in the heart of the town, whilst enhancing the overall living environment and the vitality of the town centre.

THE SITE AND ITS LOCATION

The frontage to Northgate Street is very important in heritage terms. The buildings are Listed Grade II or II* (no.16) and form one of the most important parts of the post-fire reconstruction of Warwick. Although somewhat altered inside, the external front elevations still retain much of their original appearance. To the rear of the terrace, some alterations have been made in adapting the buildings to WCC use, but the biggest change has been the construction of the 1930s office block in rather close proximity to the rear of the residential buildings. In style, this is a standard 1930s building of rather little merit. To the rear of this, land slopes down to the gardens and dwellings in The Butts, together with the remaining WCC offices in The Butts. These buildings share an access off The Butts. St. Mary's Church is a Grade I Listed Building adjoining the eastern site boundary, whilst on the opposite side of Northgate Street are the Grade I Courts.

The Northgate Street/The Butts junction is within an Air Quality Management Area. The site is also identified in the Warwick Town Centre 2012 Preferred

Options plan which states the preferred option is for the restoration of the town houses, archaeology store and court offices to their original residential use. To make this a viable proposition, the removal of the extensions to provide parking and gardens is seen as a sensible approach. To use this site for any other uses is not seen as a desirable option.

PLANNING HISTORY

The former dwellings fronting Northgate Street have most recently been used by WCC as offices. To the rear, the County Council built an office block in the 1930s, which closely adjoins the rear of the old houses. Permission was refused in 2008 (W/08/0863) for the conversion of the buildings into 33 dwellings, including the 1930s extension. This was due to harm to the Conservation Area and historic buildings, poor design, no provision of affordable housing, impact on dwellings on The Butts due to overbearing impact and rear balconies, and contrary to Managing Housing Supply SPD. A Listed Building Consent application for the proposals was submitted concurrently with this planning application, and was approved under delegated powers on 27 September 2013.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- Open Space (Supplementary Planning Document - June 2009)
- SC11 - Affordable Housing (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP7 - Restoration of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- TCP10 - Protecting the Residential Role of Town Centres (Warwick District Local Plan 1996 - 2011)
- DAP5 - Changes of Use of Listed Buildings (Warwick District Local Plan 1996 - 2011)

- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: The Town Council recommends that the LPA does not discount the requirement that the developer must provide social housing and that the option should be to agree to require the development to provide funding to enable social housing to be provided off site as agreed in respect of planning approval W13/0464 for a care community on land at Earls River Avenue.

Public response: Five objections received raising the following concerns:
- Increased traffic onto The Butts and the private access to rear of dwellings on The Butts.
- Dangerous vehicular access off The Butts with insufficient visibility on a slope. The present road is inadequate for current traffic, and the current access only allows one car to pass. The road surface may require improvement.
- Insufficient parking provision. Access and parking for The Butts dwellings will be affected.
- Impact of refuse vehicles using the access where the surface is unsuitable and there is inadequate manoeuvring space. The Butts residents have shared responsibility for maintenance of this area, and have a roadside refuse collection service.
- Noise, disturbance and inconvenience from construction works. Access for demolition is not clear.
- Loss of amenity to residents of The Butts. The proposals are out of character and overbearing. These neighbours are at a lower level which has not been considered. Flood lights on the site would be at first floor (bedroom) level for these houses.
- There is no undertaking provided for shared site access maintenance.
- Potential harm to St Mary's Church, particularly from views from the tower i.e. garages below
- Harm to Conservation Area. The shared space between Northgate and The Butts is a green and quiet space in the heart of the town. The proposal is wholly out of place between two Georgian environments.
- Proposed levels at the rear are utilitarian, not of human scale, with the character of a suburban cul-de-sac, and unacceptable for a Conservation Area.
- There are large areas of unrelieved identical modern finishes which will appear monotonous, poor and out of character with the stone and landscape of surrounding properties.

English Heritage: The scheme should be approved as a very welcome return of the historic function of the buildings which will ensure their long term and appropriate use. Conditions are required with respect to recording the elements to be lost and to ensure detailing is carefully controlled.

South Warwickshire NHS Foundation Trust: Request a contribution of £1,572.95 per dwelling towards improvements in acute and community

healthcare services based on the additional pressure the proposed dwellings will place on the service.

Severn Trent Water: No objection subject to a condition requiring approval of foul and surface water drainage details.

Conservation Advisory Forum: The scheme is generally welcomed, but some concerns at the sub-division of certain buildings, in particular the larger house formerly occupied by Frances Smith. Concerns were also expressed at the detail at the rear of the former County Court offices where Georgian windows had been installed in what is essentially a Victorian building. Some concerns were also expressed at the loss of parts of 18th century wings to the rear of the buildings. The infilling of the Victorian archway in a sympathetic manner is acceptable. Question whether the chimney flues would be workable for solid fuel as these should be retained for this purpose. The plans for the conversion of 2-22 Northgate Street show the principal rooms were in most cases being retained or reinstated. The infill building between the two pavilions on The Butts dominates the two original buildings. These buildings could be set back from the pavement further and be designed in a less dominant way, possibly with simpler windows and a simpler design. There is a need for affordable housing or an off site contribution.

WCC Ecology: Recommend conditions requiring bat mitigation measures, development in accordance with the submitted bat survey to protect nesting birds, and tree protection measures. Advisory notes on hedgehogs and indigenous planting are also required.

WCC Archaeology: Comments awaited and to be reported to Planning Committee.

WCC Highways: No objection subject to conditions requiring the developer reconstruct the dropped kerb to the site to their specification due to current deficiencies in the surface, and no construction traffic to enter before 9pm or after 4.30pm Monday to Friday. Developer to contribute £50 per dwelling for sustainable welcome packs to help promote sustainable travel in the local area.

Environmental Health: Object. There has been no assessment of the Air Quality Management Area or traffic noise, and no measures are proposed to protect residents of the scheme from these. The vehicular access is poor. Security of the site could be enhanced by gated access, but this may conflict with highway safety. Conditions are recommended for further land contamination investigation and a demolition and construction management plan.

Housing: The required contribution for providing 40% affordable housing off site would be around £750,000 to £900,000. It has been previously accepted that, due to the nature of the development and the extensive works involved, that it would not be viable to meet the Council's affordable housing requirement and therefore that a financial viability appraisal would be submitted. Subject to this viability appraisal, the applicant proposes to provide a financial contribution to be negotiated with the Council.

Cultural Services (Open Space): Do not request a contribution towards public open space given this is a change of use application and the existing use would place a greater demand on open space.

Waste Services: Require developer to propose measures to limit the Council's liability for damaging the private access road from refuse vehicle access. Developer must ensure refuse vehicles can enter and exit the site, and turn within it satisfactorily.

Tree Preservation Officer: No objection to amended tree protection measures.

ASSESSMENT

Principle of use

Local Plan Policy TCP9 protects existing employment land and buildings within Town Centre Employment Areas from changes of use. This site, along with other WCC offices at Shire Hall and Barrack Street, form the sole employment area in Warwick town centre. The proposed change of use is therefore contrary to Policy TCP9, however, this policy predates the NPPF which requires planning to support economic growth, and normally approve applications for change of use to residential from commercial where there is an identified need for housing in that area, provided there are not strong economic reasons why such development would be inappropriate. Permitted development rights for the conversion of offices to residential use have also recently been brought into force. The inclusion of this proposal as a preferred option in the Warwick plan is also a material consideration, although it does not carry significant weight at this stage as the consultation process is not complete. Policy DAP5 states that the best use of Listed Buildings is usually the use for which they were originally designed.

The premises have been mostly vacant for several years following the cessation of use by WCC, which is also a material consideration. The site was marketed last year when the applicant was selected as the chosen bidder,and they have since purchased the site from WCC and submitted their scheme in accordance with their bid. It is considered that the need to secure an occupier for the building and a viable use is of greater importance than retaining the existing B1 use, in the interests of supporting economic growth and housing in accordance with the NPPF, and securing a viable restoration and improvement scheme for the Listed Buildings. The scheme would constitute sustainable development and therefore these considerations are considered to outweigh the conflict with Local Plan policies, which could be considered to be out of date.

Impact on heritage assets

Policies DAP4 and DAP7 control alterations to Listed Buildings and state consent will not be granted to alter or extend a Listed Building where those works will adversely affect their special architectural or historic interest, integrity or setting. Policy DP3 also requires the protection and/or enhancement of historic features,

whilst Policy DAP8 requires development to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas.

The conversion scheme has been the subject of significant pre-application discussion with English Heritage and Conservation Officers, and they are supportive of the scheme. The most notable demolition is one of the three storey rear wings to Northgate Street which contains some historic panelling but whose precise history is unclear. It will not work in the configuration proposed of a terrace of houses as it will overlook the other gardens, and its blind north wall will shade gardens to the north of it. The removal of the wing will constitute harm to the Grade II Building but on balance, in order to achieve a scheme which is workable overall, its demolition and replacement by a smaller scale structure is acceptable. This is subject to the reuse of panelling if possible in the new building and the careful design of the new wing.

In summary it is considered that the proposed alterations will improve the character of the Listed Buildings by restoring their original character, removing harmful alterations, and implementing sensitive alterations, and will therefore enhance the Conservation Area in accordance with Policies DAP4, DAP7, DAP8 and DAP9. There would be no conflict with the NPPF (para.134) as the proposal would lead to less than substantial harm to the significance of the heritage assets. Weighed against the public benefits of the proposal including securing its optimum viable use, this harm would be outweighed.

Impact on highway safety and parking

The site has an existing vehicular access through a gate at no.12 Northgate Street which is proposed to be blocked up, and off The Butts which is a key distribution route and very narrow with narrow footways each side. The narrow width prevents large vehicles from passing at the point of the site access. The development provides 32 parking spaces off the rear service area. The required parking provision would be 36 spaces according to the Council's standards. Visibility to and from the existing access point off The Butts will be improved by the relocation of existing piers and walls, at the request of the Highway Authority, and subject to conditions, they are content that the scheme makes adequate provision for car and service vehicle access and parking. In considering the impact of the proposed development on the local highway network, the existing office use generates a higher level of traffic in the AM and PM peak times than a residential use. This means the development will have a beneficial impact on the surrounding highway network by reducing vehicular trips. The proposed development will however, create an increase in vehicular trips using the existing access onto The Butts. 18 dwellings are likely to generate approximately 9 – 10 movements at the site access in the peak hours. For example 7 exiting and 2 entering in the AM and 8 entering and 2 exiting in the PM peak. Due to the existing offices having some associated car parking served from the existing access (approximately 6), it is likely the proposed development will lead to an increase in 6-7 additional trips in the peak hours, averaging to one every 8-10 minutes.

The developer has amended the proposed access arrangement by setting back the pillars and walls fronting The Butts, to allow for improved visibility to and from the site access. Whilst the visibility at the site access is less than guidance recommends, when considering the minor increase in traffic, in addition to there being no recorded accidents in the location of the site access, the Highway Authority do not consider that the residual impacts of the development would be severe in line with paragraph 32 of the NPPF. In these circumstances the NPPF advises that development should not be prevented or refused. The proposals are therefore considered acceptable in highway safety terms. Since the site is within a highly sustainable town centre location, where there are on street parking restrictions, so it is considered that sufficient provision is made for off street parking. The proposals would therefore accord with Policies DP6, DP8 and the Vehicle Parking Standards SPD.

The applicant has volunteered to make contributions towards traffic management improvements at Northgate Street and The Butts to improve visibility and awareness of the site access and mitigate increased traffic from the development. The Highway Authority do not consider it reasonable for the developers to widen the footways on The Butts due to the scale of work involved and the implications this could have for larger vehicles manoeuvring in and out of the site, and would not be able to justify that the works would be necessary to make the development acceptable, and CIL compliant. The Council will require the developer to contribute £50 per dwelling for sustainable welcome packs.

Impact on neighbouring and occupants amenity

Policy DP2 of the Warwick District Local Plan 1996-2011 states (inter alia) that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. Furthermore, the District Council has also adopted Supplementary Planning Guidance on Distance Separation Standards which aims to limit the potential for over-development, loss of privacy and dominance over adjoining dwellings and secure a reasonable standard of amenity and outlook for local residents.

The removal of the 1930s block will open up views across the site to the original rear elevation of Northgate Street. The rear elevation of these dwellings would be a minimum of 40m from the rear elevations of the houses on The Butts which is well in excess of the required distances. The erection of new extensions to the museum buildings will not impact significantly on properties on The Butts since they are to the side of, and on the opposite side of the site access. It is considered that the proposed alterations to the parking area will not result in so significant a loss of amenity to the properties at The Butts that refusal could be justified. The parking areas for the dwellings will be up to one metre higher in level than the service road which is not considered harmful, given that the dwellings have long rear gardens. For these reasons the proposal is considered to comply with Policy DP2 and the Residential Design Guide.

The Environmental Health Officer (EHO) has raised objection as the site frontage onto The Butts lies within the Air Quality Management Area (AQMA), therefore there is a potential risk to the health and amenity of future residential occupants

of the affected 7 dwellings arising from pollution and noise. Policy DP9 only permits development which does not give rise to air or noise pollution where the effects could harm sensitive receptors, which would include the future occupiers of the development, whilst Policy DP2 seeks to provide a reasonable standard of amenity for occupiers.

The proposed scheme, by failing to address these risks by either revising the internal layouts to preclude habitable rooms on the road frontages, implementing mechanical ventilation and ducting, or introducing acoustic glazing, would be contrary to these policies. However, there would be significant consequences for the structure and fabric of the Listed Buildings, and buyers would be made aware of the AQMA issue via their searches, and of traffic noise when visiting the site. The residential re-use of the buildings is highly desirable in heritage terms, and the need to secure a viable future for the buildings is considered to outweigh this conflict with policy.

Sustainability

The applicant does not consider that the implementation of renewables on the site would be appropriate as the site is so historically and architecturally sensitive, and as it is previously developed, consider it would be difficult to incorporate renewable technologies such as solar panels. Carbon savings are therefore proposed to be made through energy efficiency measures such as improved insulation and glazing, however, as most of the units will be sold on as shells, no final details are provided.

It is accepted that it would be inappropriate to introduce solar panels on this highly sensitive site, which forms part of the setting of St. Mary's Church, but it is considered feasible that other technologies could be satisfactorily introduced, such as air source heat pumps within timber shrouds positioned against rear boundary walls. The Council has recently allowed variations of the standard condition requiring 10% renewable energy production, to allow for a 'fabric first' approach towards providing carbon savings. This is in recognition of the direction of travel of the Council's emerging planning policy towards focusing on CO^2 reduction, although the new Local Plan is of very limited weight at the present time, and guidance in the NPPF which focuses on both carbon savings and renewables. A revised condition is recommended to allow individual future owners to propose their own measures to achieve more sustainable buildings, and it is considered that this approach would be NPPF compliant.

Other matters

A bat survey has been carried out to the satisfaction of the County Ecology service, and subject to their recommended conditions, the impact on this protected species can be satisfactorily mitigated in accordance with Policies DP3 and DAP3. The large Hornbeam tree at the side of the Northgate Street elevation would be removed, as would a large Copper Beech tree in the rear parking area. The removal of the Hornbeam is necessitated by the raised level at which it is growing above the footway and buildings, and the need to create a new access for the dwelling adjacent. The Copper Beech has fungal decay and therefore a

limited lifespan. The Hornbeam makes a significant contribution to public amenity, but for the reasons stated, its removal is considered acceptable subject to the planting of an appropriate replacement.

Bin storage space is provided in the rear gardens.

Financial viability

The NPPF (para.173) requires that any financial obligations should enable a development to be deliverable and viable. The applicant has submitted a financial viability assessment to support their offer of financial contributions for planning gain. Contributions would normally be payable for, or have been requested towards, a commuted sum for off-site affordable housing, sustainable welcome packs and acute and community services by the NHS. The submitted viability assessment does not support the provision of any financial contributions. However, the applicant has made an offer of contributions which will reduce the viability of the scheme. The submitted viability assessment and the offer are being appraised by the Council's independent expert whose response will be provided to Planning Committee. The applicant proposes to secure the required contributions by provision of a unilateral undertaking which can substitute for a Section 106 agreement. It is recognised that the complex nature of the site and the development, involving sensitive and extensive demolition, refurbishment of Listed Buildings, a tight construction site (whilst requiring retention of vehicular access to The Butts properties) awkward levels and many unknown factors, will reduce the potential for the development to provide planning gain.

SUMMARY/CONCLUSION

In the opinion of the District Planning Authority, the development does not give rise to any harmful effects in terms of the impact on the Listed Building or Conservation Area, highway safety, or the living conditions of nearby dwellings which would justify a refusal of permission. The proposal is therefore considered to comply with the policies listed.

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 drawings (2012/25-P-2e, 2012/25-P3a, 2012/25-P8f, 2012/25-P9d, 2012/25-P10a, 2012/25-P11i, 2012/25-P12h, 2012/25-P13b, 2012/25-P14d, 2012/25-P15b, 2012/25-P16, 2012/25-P17 submitted on 26 July 2013. 2012/25-P1k, 2012/25-P4h, 2012/25-P6e submitted on 18 September 2013), and specification contained therein. **REASON** : For the avoidance of doubt and to secure a satisfactory form

of development in accordance with Policy DP4 of the Warwick District Local Plan 1996-2011.

3 The dwellings hereby permitted shall not be first occupied unless and until it has been constructed in strict accordance with measures to be submitted and approved in writing by the local planning authority to achieve a 10% reduction in the predicted energy requirement of this dwellings to be produced on or near to the site, from renewable energy resources, or a greater equivalent CO2 emissions saving. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON:** To ensure that the aims and objectives of reducing CO2 emissions in accordance with the National Planning Policy Framework 2012 are met, or the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

4 No development (including demolition) shall commence unless and until a detailed schedule of bat mitigation measures (to include timing of works, replacement roost details, monitoring, inspection of trees and further survey if deemed necessary) has been submitted to and approved in writing by the local planning authority. Such approved mitigation measures shall thereafter be implemented in strict accordance with the approved details and timing of works and once undertaken the works shall not be removed or altered in any way. **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 DAP3 of the Warwick District Local Plan 1996-2011.

5 The development hereby permitted shall only be undertaken in strict accordance with a scheme of further site investigation of the nature and extent of contamination within the application site that has been undertaken in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall not be occupied until remediation measures have been carried out in full accordance with such approved details and a soil validation report has been submitted to and approved in writing by the local planning authority. **REASON:** To safeguard health, safety and

the environment in accordance with Policies DP3 & DP9 of the Warwick District Local Plan 1996-2011.

6 Before the use of the dwellings hereby permitted fronting The Butts commences, a scheme of works to minimise the ingress of traffic noise into the dwellings fronting The Butts, shall be submitted to and approved in writing by the local planning authority and thereafter such works shall not be removed or altered in any way without the prior written approval of the local planning authority. **REASON:** To ensure that the level of noise within these dwellings is confined to levels which would not cause unacceptable disturbance to the detriment of the amenities of the occupiers of nearby properties in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.

7 No development or other operations (including demolition, site clearance or other preparatory works) shall commence unless the tree protection measures identified in the approved application documentation have been put into place in full accordance with the approved details and thereafter shall remain in place during any such construction work unless otherwise agreed in writing by the local planning authority. In addition no excavations, site works, trenches or channels shall be cut or pipes or services laid within the root protection areas, and 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 Policy DP3 of the Warwick District Local Plan 1996-2011.

8 Prior to the installation of any new external doors, windows, roof lights, lantern lights, eaves, verges or rainwater goods to any individual building, details of the design (including a section showing the window reveal, heads and cill) at not less than 1:10 scale shall be submitted to and approved in writing by the Local Planning Authority. The external works shall not be carried out otherwise than in accordance with such approved details. **REASON**: To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policies DAP4 and DAP7 of the Warwick District Local Plan 1996-2011, and the National Planning Policy Framework.

9 Prior to the installation of internal doors, staircases or mouldings to any individual building details of the design at not less than 1:10 scale shall

be submitted to and approved in writing by the Local Planning Authority. The internal works shall not be carried out otherwise than in accordance with such approved details. **REASON** : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policies DAP4 and DAP7 of the Warwick District Local Plan 1996-2011, and the National Planning Policy Framework.

10 Notwithstanding the details hereby permitted, the development shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority before the first occupation of any dwelling. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings, gates and refuse/recycling stores 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 to direct run-off water from the hard surface to a permeable or porous area. The hard landscaping works to the relevant phase shall be completed in full accordance with the approved details within six months of the first occupation of the dwellings in the relevant phase 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 similar size and species, unless the local planning authority gives written consent to any variation. 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 high standard of design and appearance for the setting of this Listed Building, and to satisfy Policies DAP4 and DAP7 of the Warwick District Local Plan 1996-2011, and the National Planning Policy Framework.

11 Samples of all external facing materials to be used for construction of the relevant buildings hereby permitted, shall be submitted to and approved by the local planning authority before any construction works are commenced on that relevant building. Development for each relevant building shall be carried out in accordance with the approved details. **REASON** : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policies DAP4 and DAP7 of the Warwick District Local Plan 1996-2011, and the National Planning Policy Framework.

12 The development hereby permitted shall only be undertaken in strict accordance with a scheme for the re-use of the existing timber panelling within rooms 1660, 1650 and 1760 referred to in the Heritage Impact Assessment (submitted on 26 July 2013), within buildings in the application site, which has been submitted to and approved in writing

by the local planning authority before any construction works are commenced. Details of these works shall include the proposed re-location of the panelling, proposals for restoration and finishes. The approved works shall be completed in full accordance with the approved details within three months of the first occupation of any dwellings hereby permitted. **REASON:** To mitigate the harm to the Listed Building and ensure the retention of architectural features worthy of retention, in the interests of the visual amenities of the area in accordance with Policies DAP4 and DAP7 of the Warwick District Local Plan 1996-2011, and the National Planning Policy Framework.

13 No development shall commence on site until a photographic record of the buildings has first been obtained in accordance with a brief to be first agreed in writing by the local planning authority in consultation with English Heritage. The record so obtained shall be deposited with the Museum prior to work commencing. **REASON**: To ensure a record is made of the structure which is part of the built heritage of the District, in order to satisfy the requirements of Policies DAP4 and DAP7 of the Warwick District Local Plan 1996-2011, and the National Planning Policy Framework.

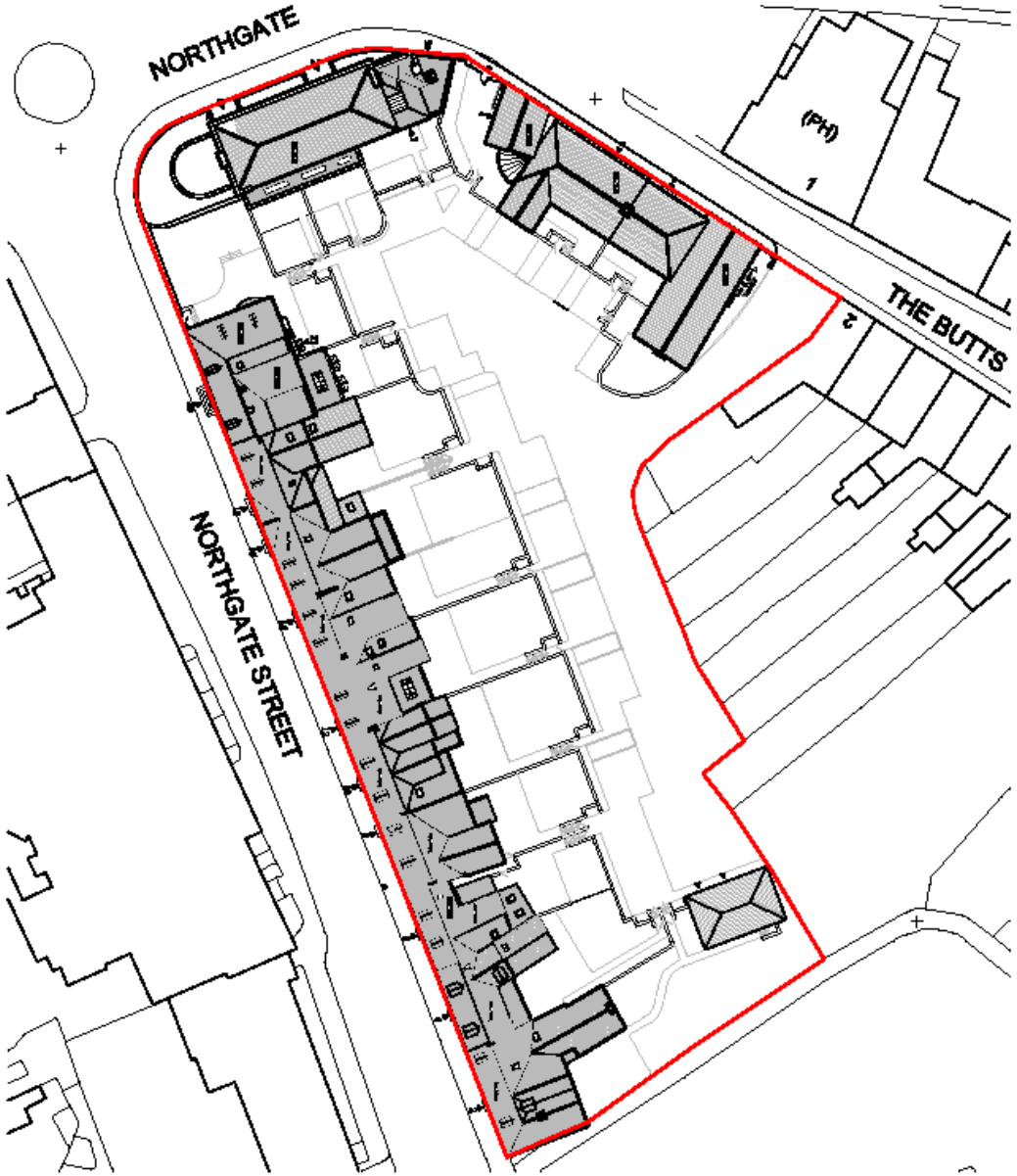
14 Within 1 month of the substantial completion of the development, the developer is required to reconstruct the dropped kerb access to the site to the required specification of WCC, from the Butts due to the current deficiencies with the surface. **REASON**: In the interests of highway safety, in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.

15 Construction traffic shall not be permitted to enter or exit the site before 9am and after 4.30pm, Monday to Friday. **REASON**: In the interests of highway safety, due to traffic levels on this area of the network at peak times and the conflict that would occur between normal users of the public highway and large slower moving vehicles entering and existing the site, and in accordance with Policy DP6 of the Warwick District Local Plan 1996-2011.

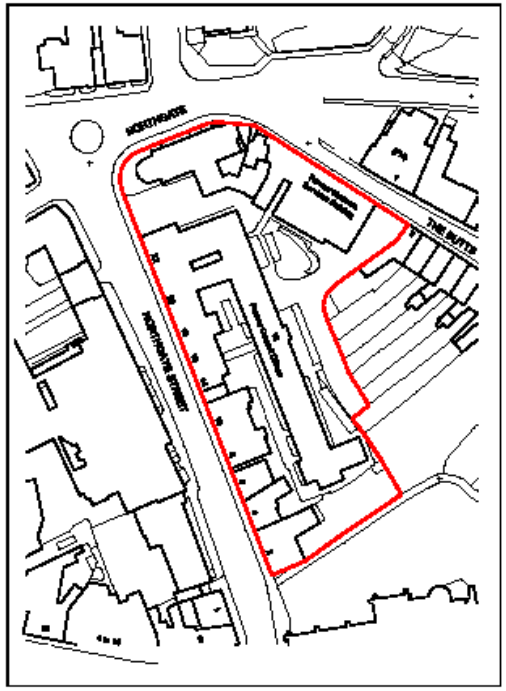
16 The development (including any works of demolition) shall proceed only in strict accordance with a Demolition, and Construction Management Plan which has been submitted to and approved in writing by the local planning authority. The approved statement shall be strictly adhered to throughout the construction period and shall provide for: the parking of vehicles of site operatives and visitors; 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 noise, dust, smoke and dirt during construction; and a scheme for recycling / disposing of waste resulting from demolition and construction works, unless otherwise agreed in writing by the local planning authority. **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 DP2, DP6, DP8 & DP9 of the Warwick District Local Plan 1996-2011

17 The development shall be timetabled and carried out to wholly accord with the detailed measures for the safeguarding of nesting birds of conservation concern within the site, as set out in section 5 of the document 'Phase 1 & 2 Bat Survey Report (including nesting bird note)' prepared by Ridgeway Ecology, 22 July 2013. **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 DAP3 of the Warwick District Local Plan 1996-2011.



Proposed Block Plan - 1:500 @ A3



Existing Location Plan - 1:1250 @ A3

PWArchitects

Ash Mill Developments Ltd.

Proposed Residential Development;
Northgate Street
Warwick
CV34. UK

Proposed Block & Existing Location Plan.

2012 / 25

P-10

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- This drawing may be used for Planning purposes only by the Local Planning Authority.
- Dimensions must not be scaled from this drawing. The Contractor is to check and verify all building and site dimensions before work is put in hand. The scale rule shown below is to be used as guide only and should not be relied upon for accurate scale.
- The Contractor is to check and verify with all the Statutory Authorities and the Employer the location and condition of any underground or overhead services or confirm their none exist prior to work commencing on site.
- The Contractor shall comply with enactments regulations and working rules relating to safety health and welfare of workpeople.

Scale Ruler

ash mill
BUILDING INTEGRITY

Existing Street Elevation @ 1:100

Proposed Street Elevation @ 1:100

REVISION	DATE	DESCRIPTION
a	12.07.13	Drawing revised for planning application.

AMENDMENTS

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CLIENT
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PROJECT
Proposed Residential Development;
Northgate Street
Warwick
CV34. UK

DRAWING TITLE
2 - 22 Northgate Street;
Existing & Proposed Street Elevation

DATE	SCALE	PAPER SIZE	DRAWN
May 2013	1 : 100	A0	PW / TAR

PROJECT REF.	DRAWING NO. & REVISION
2012 / 25	P-10a