

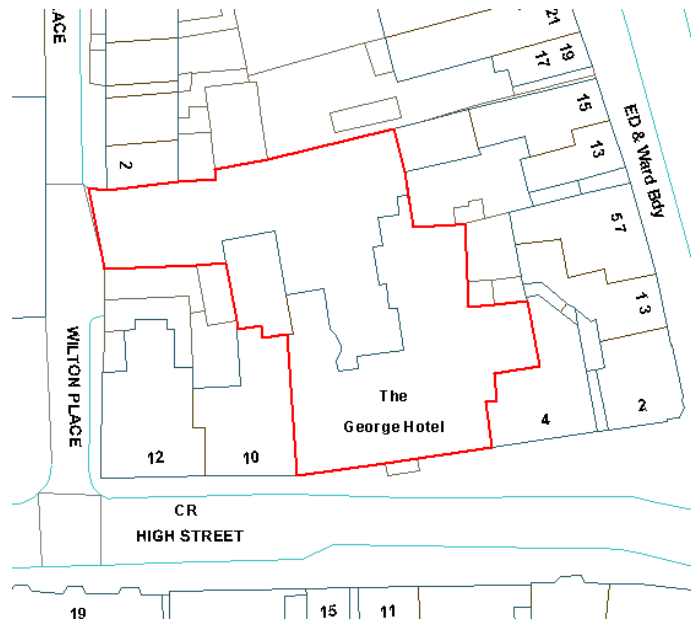
Reference: 12/00145/FUL

Date submitted: 21.02.12

Applicant: Marston's Inns And Tavern

Location: The George Hotel, 8 High Street, Melton Mowbray

Proposal: Ground floor internal works to create 2 no retail units and 2 no new flats, Internal works to first and second floors to create a further 10 no flats and works to external yard including the creation of a further 1 no duplex apartment



Proposal :-

Planning permission is sought for the conversion of The George Hotel to form two retail units on the ground floor, 12 flats, and a new build residential unit adjacent to the stable outbuildings. The main building fronting High Street is sub-divided at ground floor level by a coaching arch and carriageway leading through to a courtyard at the rear enclosed on two sides (east and west) by outbuildings in a variety of styles. The northern face of the courtyard is open to a car park which is bounded by a variety of brick walls and buildings and yards beyond. Access to the car park is via an entrance way into Wilton Place/Wilton Terrace.

The site is within the town centre and Conservation Area for Melton Mowbray and the building is also Grade II Listed. The site is surrounded by a variety of different uses – to the north of the site is a row of residential terraced housing on Wilton Terrace with the remainder of the site surrounded by retail units or commercial uses such as banks, building societies and estate agents.

The proposed development mainly sits within the existing footprint and floors of the building complex. A small extension is proposed in the rear courtyard to provide a new build residential unit with coaching arch enabling access into the rear courtyard. The unit has a 25.2sq m footprint with a total area of 62.7sqm.

The majority of the ground floor of the main frontage building will accommodate two retail units – unit A approx 155 sq m and unit B approx 120 sqm. The remainder of the ground floor existing buildings and first and second floor are to be converted to 12 No residential units of varying sizes covering a gross internal floor area of approx 725 sqm.

The application is to be considered by Committee as it is a major development.

Relevant History:-

There have been various applications on this site, the most relevant of which are:-

12/00146/LBC - Ground floor internal works to create 2 no retail units and 2 no new flats, Internal works to first and second floors to create a further 10 no flats and works to external yard including the creation of a further 1 no duplex apartment –Listed Building Consent Granted in April 2012.

11/00141/FUL & 11/00142/LBC - Internal works on ground floor to create 2 retail units and 2 new flats and internal works to first and second floors to create a further 10 flats and works to external yard including the creation of a further 1 duplex apartment – were both withdrawn.

Planning Policies:-

The National Planning Policy Framework was published 27th March and replaced the previous collection of PPS. It introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.
- The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict, the NPPF should prevail. It also offers advice on the weight to be given to ‘emerging’ policy (i.e the LDF) depending on its stage of preparation, extent of unresolved (disputed) issues and compatibility with the NPPF.

It also establishes 12 planning principles against which proposals should be judged. Relevant to this application are those to:

- deliver development in sustainable patterns and
- re-using brownfield land.

On Specific issues it advises:

Delivering a Wide choice of High Quality Homes

- Set out own approach to housing densities to reflect local circumstances
- Housing applications should be considered in the context of the presumption in favour of sustainable development.
- deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand

Require Good Design

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Conserving and enhancing the Historic Environment – An assessment of the particular significance of a heritage asset that may be affected by a proposal should be made taking account of the available evidence and any necessary expertise.

In determining applications LPA’s should take account of the desirability of sustaining and enhancing the significance of heritage assets and put them to viable uses consistent with their conservation.

Great weight should be given to the heritage asset’s conservation. The more important the asset, the greater the weight. Where harm is caused to an asset, this should be weighed against public benefits.

East Midlands Regional Plan

Policies 1 and 3 seek to locate new development in sustainable locations that reduce the reliance on the private car.

Melton Local Plan (saved policies):

Policies OS1 and BE1 allow for development within Town Envelopes providing that:-

- the form, character and appearance of the settlement is not adversely affected;
- the form, size, scale, mass, materials and architectural detailing of the development is in keeping with its locality;
- the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity; and,
- satisfactory access and parking provision can be made available.

Policy H7 states that an appropriate level of affordable housing will be sought based on evidence of need.

In addition, the "Statement of Requirements for Developer Contributions in Leicestershire" sets out guidance on appropriate contributions to be sought to offset the costs of new development. This directly links to Policy OS3 of the local plan, which requires developments to fund increases in infrastructure that they create the need for.

The Melton LDF Core Strategy (Publication) Development Plan document:

Seeks to focus development in Melton Mowbray with a small balance (20%) in the surrounding Borough, with expectations to produce mixed, integrated housing developments and meet local needs by addressing identified imbalances in housing stock in all locations.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
<p>Housing Policy Officer</p> <p>The Housing Market Analysis for Melton Borough (Housing Stock Analysis 2006-2011; 2006) clearly demonstrates that there is a surplus of larger private market homes and a significant lack of smaller sized properties within Melton Borough. Future development has therefore to address the imbalance of stock type and size, both by tenure and location to create a more sustainable and balanced housing market. This will require a bias in favour of small units to address both the current shortfall and future demographic and household formation change which will result in an increase in small households and downsizing of dwellings.</p> <p>The assessment found within Melton Mowbray that there is limited need for additional one and two bedroom market apartments to 2011; there has been significant recent growth in the provision of apartments within the town, which are attractive/suitable to only a limited number of household types. Additional one and two bedroom market apartments are therefore not necessarily encouraged within Melton Mowbray, most of the over provision does however relate to one bedroom apartments.</p>	<p>Melton Local Plan Policy H7 states that the Council will have regard to evidence of need for affordable housing in the locality when considering planning applications for residential development on land not allocated in the local plan. Where there is evidence of need, the Council will negotiate for the inclusion of an element of affordable housing having regard to site, size, suitability, the economics of provision and the need to achieve a housing development that incorporates a mix of housing types.</p> <p>This application seeks planning consent for internal works to the ground floor to create 2 retail units and 2 new flats and internal works to the first and second floors to create a further 10 flats and works to external yard, including the creation of 1 duplex apartment. The proposed application will bring forward 12 new apartments comprising of the following mix; 4 x 1 bedroom apartments and 9 x 2 bedroom apartments.</p> <p>While there is a strong need for smaller market housing within Melton Mowbray, this relates to houses rather than flats and the proposed application would add to the existing surplus of 1 and 2</p>

While there is a strong need for smaller market housing within Melton Mowbray, this relates to houses rather than flats and the proposed application would add to the existing surplus of 1 and 2 bedroom private market flats in the town centre area.

However, it is important to consider the specifics of this site. The former George Hotel and Public House has now ceased trading and the building has been boarded up for some time. The building is a grade II listed, 18th century coaching tavern and an important feature of Melton's heritage.

Taking this into consideration, while the proposed application for thirteen 1 and 2 bedroom apartments would add to the existing imbalance of these properties in the Melton Mowbray area it is important to consider the application as a whole and in particular how it sits with the wider regeneration of the town centre. Overall there is a strong need for additional 2 bedroom properties within Melton Mowbray and given the location of this development and that the majority of the proposed units have 2 bedrooms there would be no objection to apartments on this site.

Affordable Housing

The Council has undertaken several assessments in order to be informed by an evidence base of housing need (households unable to access suitable housing without financial assistance). The level of identified need for affordable housing is extremely high within the borough.

The proposed application sits over the threshold of 6 or more units and so a 40% affordable housing contribution will be sought on the proposed 12 new units. This amounts to 4.8 units. We would expect an onsite contribution of 4 units and a financial contribution of 0.8.

Subject to a suitable affordable housing contribution and affordable housing scheme, both to be approved by Melton Borough Council, and Registered Providers (RP's) approval and acceptance of the affordable units, there is no reason to object to the proposed application.

April 2012

Following on from the results of an independent viability assessment, it would be unreasonable in this circumstance to request an affordable housing contribution from this application. The viability assessment showed there to be little or no financial return and the scheme in its current state would produce a deficit. The development is therefore unviable, and would be further so with contributions for affordable housing. Furthermore and in light of the National

bedroom private market flats in the town centre area.

The assessments state that ideally apartments should only be proposed where other types of housing are not suitable. However, being a conversion of a listed building, this proposal provides such an example. The application seeks the conversion of a Grade II Listed Building which has been boarded up for some time. The building is considered to be an important feature of Melton's heritage. The proposals will help to secure the continued use of the building as a whole for the foreseeable future and will ensure that the existing buildings which are currently under utilised and in a poor state of decoration and repair are refurbished in an appropriate manner. This will help to enhance the character and appearance of the Listed Building and Conservation Area. Accordingly the proposed mix of units is considered to be acceptable in this instance.

The Melton Local Development Framework Core Strategy proposes that all residential dwellings which are granted planning permission need to make a contribution towards affordable housing provision. As the Melton Local Development Framework Core Strategy is based upon up to date national policy and robust local evidence of need we consider this policy direction to be a material consideration in planning applications. The 40% policy requirement was adopted in accordance with saved policy H7 of the Melton Local Plan in January 2008 under the same processes and procedures which have previously set the threshold and contribution requirements for affordable housing within the Melton Borough.

The applicant has submitted a viability statement to support the application which states that the viability of the scheme is highly suspect from a profitability and viability point of view even before any contributions under s106 and the provision of affordable housing are accounted for within the scheme. Accordingly the imposition of Affordable housing requirements and developer contributions would render the project totally unviable.

In order to test and confirm the applicant's viability statement the Council has commissioned an Independent viability assessment which confirms that the total construction cost put forward by the applicant seems reasonable due to the complexity and nature of the conversion of the building. It also

<p>Planning Policy Framework, which states that “careful attention [should be given] to viability”, in this instance remaining with the policy position of a 40% affordable housing contribution could result in the continued decline of a listed building.</p> <p>For these reasons, a nil affordable housing contribution is sought. However this decision relates solely to the outcome of the independent viability assessment and the individual circumstances that relate to this application and this application alone.</p>	<p>confirms that the finance costs, sales and marketing costs and contingency all appear to be reasonable. The assessment concludes that the proposed residential development scheme <u>is not viable</u>. Accordingly, it is considered that in this instance, given the outcome of the viability assessment, along with the individual circumstances of this application in terms of its potential to restore and provide long term security to the listed building, a justification exists for an affordable housing contribution to be waived.</p>
<p>Conservation Officer –</p> <p>The George is a grade II listed building that is currently disused and in a poor state of repair. If it remains vacant it is likely to continue to deteriorate and as such this presents an opportunity to arrest the decline by adopting a suitable use of the building. In that regard I am content that this proposal for retail units together with residential flats on the upper floors addresses that requirement.</p> <p>I have had meetings on site with the architect who has submitted this application, regarding issues related to the listed status of the building. In general terms I am content that reasonable steps have been taken to retain what few internal architectural features remain, particularly the former carriage arch and associated paraphernalia, but including skirting boards, cornices, doors and architraves etc.</p> <p>More specifically I note that some <u>internal</u> rearrangement is proposed including (in historic terms):</p> <ul style="list-style-type: none"> • the removal of the secondary staircase; • removal of some internal walls; and • the creation of one new door opening <p>However I am content that these have been kept to a minimum and in terms of the overall scheme are acceptable.</p> <p>Of lesser historic importance are the bar fixtures and fittings and several stud work walls, the removal of which is of no consequence.</p> <p><u>Externally</u> the principal changes are to the rear elevation and primarily relate to the rearrangement of fenestration. In that regard the blocking of the two sash window openings, perceived to be the only ‘original’ openings to that face of the building, is regretted. However again in terms of the overall improvement to the appearance of the LB is accepted. It is noted that new window openings are proposed but some will result from re-sizing of existing openings or opening up blocked windows. Their plain design is intended to mark the fact that they are new windows and not historic.</p>	<p>The existing buildings are an assemblage of buildings. The main building fronting High Street is of Georgian design with a rendered frontage. The rear elements of the building appear to have grown organically over time and are a mixture of architectural styles. These are constructed mainly in painted brickwork with slate roofs.</p> <p>The majority of buildings in the near vicinity are Georgian or early Victorian in character. Many of these incorporate shop fronts in a variety of styles some of which include appropriate traditional detailing contributing to the character of the town centre.</p> <p>Para 131 of the NPPF identifies a number of issues which the Local Planning Authority should take into account, including sustaining and enhancing the significance of the asset and putting them to viable use consistent with their conservation. The proposals offer the valuable opportunity of finding a new use for the former public house, and it is considered that the proposals have been well considered and care has been taken to ensure that significant features of the existing listed building are retained. Accordingly the proposals are considered to be in accordance with the NPPF Guidance.</p>

<p>Whilst the front elevation remains unchanged for the most part the removal of the incongruous canopy above the principal entrance is welcomed, as is the reopening of the blocked single doorway to the RHS of the frontage.</p> <p>In design terms I have no objections to the two proposed extensions to the rear of the building. Both incorporate a separation strip of brickwork to delineate new from old and both respect the listed building to which they will be attached. In particular the extension to form unit 13 will enclose the rear courtyard and the associated drive through arch etc will reinforce the Coaching Inn ethos.</p> <p>The plans that have been submitted with this application are those amended plans following discussions on the previous application and as such I have no further objections or observations to these proposals which will ultimately guarantee the future of this once fine listed building without unduly affecting its character and historic integrity</p>	
<p>LCC Developer Contributions –</p> <p>Libraries – to meet additional demands on library facilities at Melton Mowbray which would arise due to this proposed development a total of £600 (rounded to the nearest £10) is requested based on the following formula:- 4 x 1 bedroom apartments at £27.19 per apartment 9x 2 bedroom apartments at £54.35 per apartment</p> <p>Waste Management - £1,120 (rounded to the nearest £1) towards Civic Amenity Site Infrastructure works at Melton Mowbray at a rate of £ 93.31 per new dwelling created.</p> <p>Education - An education contribution is not requested for this development as the number of dwellings with two or more bedrooms is below the threshold of ten.</p>	<p>It is considered that these contributions relate appropriately to the development in terms of their nature and scale, and as such are appropriate matters for an agreement.</p> <p>However, as stated above, the applicant has submitted a viability statement alongside their application which states that the viability of the scheme is highly suspect from a profitability and viability point of view even before any contributions under s106 and the provision of affordable housing are accounted for within the scheme.</p> <p>In order to confirm the applicants viability statement the Council has commissioned an Independent viability assessment which confirms that the proposed residential development scheme <u>is not viable</u> taking into consideration the requested S106 contributions.</p> <p>The County Council have been provided with copies of both the applicants viability statement and the Independent viability statement in order to make a full and proper assessment of the particular situation. The County Council normally resist the reduction or loss of developer contributions, which are required to make a development acceptable in planning terms. However, each case is looked at on its individual merits. To date no response has been received from the County Council on whether they are prepared to accept the loss/reduction of the requested developer contributions.</p> <p>However, it is considered that the proposals will help to secure the continued use of the building as a</p>

	<p>whole for the foreseeable future and will ensure that the existing buildings which are currently under utilised and in a poor state of decoration and repair are refurbished in an appropriate manner. This will help to enhance the character and appearance of the Listed Building and Conservation Area. Accordingly it is recommended to members that the development is approved without the requested LCC developer contributions.</p>
<p>Highways Authority – Given the town centre location and the previous use of the property, despite the limited off street car parking facilities available, the Highway Authority are prepared to look favourably upon the proposal.</p> <p>There is a wall on the south side of the access onto Wilton Place, that impedes visibility out of the access as well as visibility out of the neighbouring access, if possible this wall should either be removed or reduced in height to a maximum 600mm for at least 2.4 metres from the edge of carriageway of Wilton Place. This can be covered by means of condition.</p>	<p>It is proposed that 6 no car parking spaces are provided which will be allocated to the retail units and apartments 1, 2, 3 and 13 (one space each) along with provision for cycle storage within an existing outbuilding. Given the town centre location, access to a range of public transport options, and the previous usage of the property this provision is considered acceptable and there are no objections from the Highway Authority.</p>
<p>LCC Archaeology – The Heritage Statement offers an overview of the archaeological, architectural and historical interest of The George, however, it lacks specific detail that would enable assessment of the proposals. The proposals offer the valuable opportunity of finding a new use for the former public house, however, this may be at a cost to the archaeological and historical interest of the site. Accordingly do not feel that the submitted heritage statement meets the requirement for a proper assessment of the historic building, it lacks base line data and locationally specific information. However, the proposals have been extensively discussed with Richard Spooner and accordingly a conditioned approach to their management is accepted in this instance. The proposal is therefore considered acceptable subject to conditions to safeguard and appropriately manage the impact of development upon the heritage asset.</p>	<p>Noted. This can be covered by means of a condition.</p>
<p>Senior Environmental Health Officer - Submitted in conjunction with the application is a report prepared by ENL Accoustic Consultants, relating to Principle of Accoustic Works at the Site. The proposals contained within it appear to address the question of noise insulation between the different units of accommodation at the site.</p>	<p>Noted.</p>
<p>Principal Building Control Surveyor –</p> <ul style="list-style-type: none"> • The internal planning of the flats to the second floor (i.e. where the flat is more than 4.5m from the ground) should be such that the travel distance from the entrance door to the furthest part of the flat should not exceed 9m. Unit 11 looks a little excessive. • Solid waste storage provisions? • Flats formed by a material change of use 	<p>Noted. These comments can be included as an informative to the applicant and would be dealt with under Building Regulations.</p>

<p>will need to be thermally upgraded to current standards.</p> <ul style="list-style-type: none"> An access statement should be provided to support improved standards i.e. better access certainly for the principal stories. 	
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Representations:

A site notice was posted and neighbouring properties consulted. As a result 1 letter of representation has been received making the following comments:

Representation	Assessment of Head of Regulatory Services
<p>The Melton Mowbray and District Civic Society did not object to the planning application submitted last year and does not object to the present application. However, the Society wishes to reiterate its view that as much as possible of the historic fabric of this listed building should be retained and new building materials should be of a high quality. Doors, windows, skirting boards should be sympathetic to the building and of good workmanship.</p> <p>The design of the ground floor windows on the southern elevation should not be determined by the retail operators. It would be most inappropriate if the facade was significantly altered by the installation of large areas of float glass. Melton's Conservation Officer should be consulted about the design of these windows.</p> <p>Discussions with retailers operating in Stamford, Cambridge and Nottingham reveal that good retailers can appreciate the advantages of attractive, historic buildings and do not have to impose their own 'house style' to trade successfully in a conservation area.</p> <p>England and Wales are the only countries in the EU which have no minimum space standards for housing. However, to discourage poor quality development the government's housing and regeneration agency adopted the Parker Morris standards plus an additional 10%. Is the planning department satisfied that the areas of the proposed residential units are up to these standards?</p>	<p>The application has been extensively discussed with the Councils Conservation Officer and a conditioned approach to the management of the development is also accepted by County Council Archaeology. The proposal is therefore considered acceptable subject to conditions to safeguard and appropriately manage the impact of development upon the heritage asset.</p> <p>Previously, when grant funding was available for affordable housing developments, such as this, it was standard practice to examine the size of the units (m2) in relation to HQI standards. However, now that grant funding is no longer available for this type of development, the units are no longer examined according to HQI standards but rather the layout of each unit is subject to Registered Providers (RP's) scrutiny before formal approval. As this development only provides for market housing it is not considered appropriate for the development to meet these standards. As the representations states, there are no applicable standards to determine a minimum size requirement.</p>

Other material considerations (not raised through consultation or representation)

Impact on Character and Appearance of the Area	The proposals will help to secure the continued use of the building as a whole for the foreseeable future and will ensure that the existing buildings which are
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	<p>currently under utilised and in a poor state of decoration and repair are refurbished in an appropriate manner. This will help to enhance the character and appearance of the Listed Building and Conservation Area. Care has been taken to ensure that significant features of the existing listed building are retained. Accordingly the proposals are considered to be in accordance with the NPPF Guidance.</p>
<p>Layout and Design</p>	<p>The existing buildings are a collection of buildings and outbuildings. The main building fronting High Street is of Georgian design with a rendered frontage. The rear elements of the building appear to have grown organically over time and are a mixture of architectural styles. These are constructed mainly in painted brickwork with slate roofs.</p> <p>The Georgian facade to High Street is to remain little affected by the conversion apart from the removal of the modern canopy to the coaching arch, thus reinstating the original appearance of the building. The introduction of new shop fronts and entrance screen to the coaching arch can be conditioned.</p> <p>Limited alterations are proposed to the overall layout of the existing buildings. Internal layouts generally retain existing major structural walls and corridors, with new partitions added to provide individual rooms within dwelling units. Where modification is intended to existing structural walls, these are generally of a minor nature. The existing courtyard area to the rear (north) of the building complex is proposed to be retained and further enclosure of this area is afforded by the provision of a new residential unit adjacent to the rear of the stable block/north west wing of the outbuildings. The stable block (north west wing) and the existing boiler/kitchen block (north east wing) are of distinct architectural styles unrelated to the existing main building complex and each of these is to be developed with a residential apartment, in keeping with the existing building. Any new build elements are to be constructed in facing brickwork with slated roofs. These elements are designed to be of a scale and massing in keeping with the existing building complex but will be constructed in clearly contemporary materials with junctions between them and the existing buildings recessed and articulated so as to differentiate them as clearly new elements.</p> <p>Accordingly the proposals are considered to have a negligible impact on the special architectural and historic interest of the building and will enhance the character and appearance of the Listed Building and Conservation Area.</p>

<p>Impact on Residential Amenity</p>	<p>A total of 13 residential units are proposed on the upper floors of the building and in the rear blocks. The original stable block to the north west of the complex, currently occupied by beer store and storage areas at ground floor and managers flat at first floor, would be converted to 2 apartments, one at ground floor and one at first floor. Similarly the existing catering kitchen/plant room area in the north east wing of the building would be converted to provide 2 residential apartments, one at ground floor and one at first floor. Each of the apartments in these rear wings would have its own individual access from the rear courtyard.</p> <p>It is proposed that a further two storey extension be constructed between the north west gable of the stable block and an existing storage building on the opposite side of the rear courtyard to provide a further apartment.</p> <p>The remainder of the main hotel building at first and second floors is to be converted to residential apartments with four apartments at each floor. All of these apartments will be served from an existing feature staircase which is to be retained.</p> <p>There is no alteration to the overall layout of the existing buildings and the new staircase enclosure and residential building are designed so that their scale is compatible with the existing. The majority of the existing windows and door are retained with limited new openings created.</p> <p>The majority of the adjoining buildings are retail and commercial units. The northern boundary of the site is formed by brick walling to the yard of 17/19 Nottingham Street and No 2 Wilton Terrace. To the rear of 2 Wilton Terrace is an existing outbuilding which is proposed to be converted into a residential bin store and cycle store with the new unit 13 attached to the south.</p> <p>It is not considered that the proposals will result in any adverse impact on the residential amenities of adjoining/ surrounding properties and accordingly the proposal is considered acceptable.</p>
<p>Application of Development Plan and other planning policy</p>	<p>The site sits within the town envelope where residential development is supported. Policies OS1 and BE1 seek to ensure that development respects the character of the area and that there would be no loss of residential amenities and satisfactory access and parking provisions can be complied with. It is considered that the proposals are in accordance with Policy and are therefore considered acceptable.</p>
<p>Compliance (or otherwise) with Planning Policy</p>	<p>As stated above, the development is considered to accord with the applicable Local Plan polices. In this instance, the policies are not considered to</p>

	conflict with the NPPF and as such there is no requirement to balance the regimes against one another.
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Conclusion

The application site lies within the Town envelope of Melton Mowbray and thus benefits from a presumption in favour of development under policies OS1 and BE1, and fulfils the objectives of the NPPF in terms of sustainability. The proposed development has been designed to have limited impact on adjoining properties, the street scene and has been designed to reflect the surrounding area. The proposed access and parking arrangements are also considered to be acceptable given the town centre location.

It is considered that the proposals will help to secure the continued use of the building as a whole for the foreseeable future and will ensure that the existing buildings which are currently under utilised and in a poor state of decoration and repair are refurbished in an appropriate manner. This will help to enhance the character and appearance of the Listed Building and Conservation Area.

However, the proposal does not satisfy the normal requirements in terms of affordable housing and the contribution to infrastructure requirements through contributions. These omissions are themselves contrary to Development Plan Policy (H7 and OS3 respectively) and NPPF objectives.

Accordingly, it is considered that a conflict exists and the determination requires a balanced judgement between the conservation interests and affordable housing/infrastructure contributions set out above. An independent Viability assessment confirms that the proposed residential development is not viable on the basis of the Affordable housing and S106 contributions requested. **Accordingly, it is considered that in this instance, given the outcome of the viability assessment (and bearing in mind that refusal of permission would negate any form of benefit), along with the individual circumstances of this application in terms of its benefit to conservation interests, that there is justification for the development to be approved without a requirement for affordable housing or the requested LCC developer contributions.**

RECOMMENDATION: Permit subject to the following conditions:-

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The development should be built strictly in accordance with the plans numbered 901 - 20A, 21A, 22A, 23A, 24C, 25B, 26A, _ 31A and specification submitted to the Local Authority on 21st February 2012.
3. No development shall start on site until all external materials to be used in the development hereby permitted have been agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. All works in making good the historic fabric of the building shall be undertaken using reclaimed materials that match the existing in size, colour and texture and shall be bonded in the manner prevailing in the building.
5. Prior to the commencement of the works hereby permitted detailed drawings of the windows to a scale 1:20 shall be first agreed with the Local Planning Authority. The windows should be of timber construction and may be glazed using the slimlite system or similar.
6. Any important architectural features and detailing (i.e skirting, architraves and other such joinery) uncovered during the course of the works shall be retained/re-used as appropriate in accordance with a scheme to be submitted and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

7. Where original plaster of historic specification is found, reasonable efforts shall be maintained to retain it with patching in a similar specification in accordance with details to be submitted and approved by the Local PLanning Authority.
8. Any elements of original paving beneath the current carpeting in the carriageway shall be carefully uncovered during the course of works on site, and if suitable, refurbished and brought back into use.
9. Detailed drawings of replacement ground floor windows to the south elevation shall be submitted and approved in writing by the Local Planning Authority. Thw windows shall be installed in accordance with the approved details.
10. Detailed drawings of any new shop front entrance screen on the south elevation shall be submitted and approved in writing by the Local Planning Authority. The entrance shall be installed in accordance with the approved details.
11. Prior to the commencement of the works hereby permitted detailed drawings of the new door in the eastern end of the southern facade to a scale 1:20 shall be first agreed with the Local Planning Authority.
12. No demolition/development shall take place/commence until a Written Scheme of Investigation detailing a programme of historic building survey, follow-up inspection and archaeological attendance has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 - The programme and methodology of site investigation and recording
 - The programme for post investigation assessment
 - Provision to be made for analysis of the site investigation and recording
 - Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - Provision to be made for archive deposition of the analysis and records of the site investigation
 - Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.Any demolition/development shall take place in accordance with the approved Written Scheme of Investigation.
13. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 12 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
14. Before the development is first brought into use, the visibility out of the vehicular access on to Wilton Place, shall be improved in accordance with a scheme that shall first have been submitted to and approved by the local planning authority. Once the visibility has been improved it shall thereafter be permanently so maintained.
15. The proposed car and cycle parking facilities shown within the curtilage of the site shall be provided and made available for use before the development is first brought into use and shall thereafter permanently remain available for use.

The reasons for the conditions are:-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt
3. To enable the Local Planning Authority to retain control over the external appearance as no details have been submitted.
4. To preserve the historic character of the building.

5. To enable the Local Planning Authority to retain control over this important detail in the interests of preserving the historic character of the building.
6. To preserve the historic character of the building
7. To preserve the historic character of the building
8. To preserve the historic character of the building
9. To enable the Local Planning Authority to retain control over this important detail in the interests of preserving the historic character of the building.
10. To enable the Local Planning Authority to retain control over this important detail in the interests of preserving the historic character of the building.
11. To enable the Local Planning Authority to retain control over this important detail in the interests of preserving the historic character of the building.
12. To ensure satisfactory archaeological investigation and recording
13. To ensure satisfactory archaeological investigation and recording
14. In the interests of highway safety.
15. To ensure adequate parking provision is made within the curtilage of the site

Officer to contact: **Mrs Kirsty McMahon**

15th May 2012

