

Reference: 16/00929/FUL & 16/00930/LBC

Date Submitted: 12.12.16

Applicant: Mr Brian Henton

Location: Sysonby Lodge Nottingham Road Melton Mowbray LE13 0NU

Proposal: Conversion and redevelopment of Sysonby Lodge and associated Outbuilding for residential development comprising 10no. dwellings (Use Class C3) with associated access, landscaping and car parking



Introduction:-

The proposal seeks planning permission for the conversion of Sysonby Lodge into ten apartments. All the apartments except for plot 4 off the principal entrance will be over two storeys. Proposed alterations are to be kept to a minimum and incorporate the removal of walls on the north-west end (rear) of the building to suit the new layout to plots 2 and 7 at ground and first floor. Later extensions and additions are to be demolished as part of the proposal.

The building has been vacant for over ten years since its former commercial use as offices. The building is in a significant state of disrepair and is identified as a Grade II listed heritage asset at risk. The proposal to convert the building is related to the separate application 16/00926/OUT which seeks permission for 24 new units to meet the 'conservation deficit' for funding the restoration of the listed building.

It is considered that the main issues arising from this proposal are:

- **Compliance or otherwise with the Development Plan and the NPPF**
- **Impact upon the setting of the listed building**
- **Impact upon the historic fabric of the listed building**
- **Impact upon residential amenities**
- **Impact upon ecology**
- **Highway safety.**

History:-

04/00460/FUL - Proposed change of use of Main House to residential. Change of use of Block A, B, and C to restricted residential - retirement complex (9 dwellings) (Permitted)

07/00774/LBC - Internal and external works to enable conversion of Sysonby Lodge and outbuildings to 9 one and two storey apartments (8 two bed and 1 three bed) (LBC Granted)

The most relevant planning history to Sysonby Lodge was the approved 07/00774/LBC which supported the restoration and conversion of the lodge into 9 apartments. Subsequently this has not carried out because of the associated conservation deficit to the building, and as such the building remains vacant.

Planning Policies:-

Melton Local Plan (Saved policies)

Policy OS2 - This policy severely restricts development including housing outside of town/village envelopes.

Policy C15 – This policy states that planning permission will not be granted for development which would have an adverse effect on the habitat of wildlife species protected by law unless no other site is suitable for the development and the development is designed to protect the species or arrangements are made for the transfer of the species to an alternative site of equal value.

Policy BE1 – This policy states that planning permission will not be granted for new buildings unless (including): the buildings are designed to harmonise with surroundings in terms of height, form, mass, siting, construction materials and architectural detailing, the buildings would not adversely affect occupants of neighbouring properties by reason of loss of privacy or sunlight/ daylight and adequate vehicular access and parking is provided.

The National Planning Policy Framework 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:
 - o 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
 - o specific policies in this Framework indicate development should be restricted.

The NPPF also establishes 12 core planning principles that should underpin decision taking. Those relevant to this application include:

- o proactively drive sustainable economic development to deliver homes, infrastructure and thriving local places the country needs,
- o Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings,
- o Take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it,
- o Actively manage patterns of growth to make the fullest possible use of public transport, walking, cycling, and focus significant development in locations which are or can be made sustainable.

Promoting sustainable transport

Paragraph 34 of the NPPF states that decisions should ensure developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. This needs to take into account policies set elsewhere in the NPPF, particularly in rural areas.

Delivering a wide choice of high quality homes

Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 55 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the viability of rural communities.

Requiring good design

Paragraph 56 states that good design is a key aspect of sustainable development and should contribute positively to making places better for people. Paragraph 57 further explains that it is important to plan positively for the achievement of high quality and inclusive design for all development.

Paragraph 61 states that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Conserving and enhancing the natural environment

Paragraph 118 states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. Opportunities to incorporate biodiversity in and around developments should be encouraged. Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Conserving and enhancing the historic environment

- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

- Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

- In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

- 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and

convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Enabling Development (NPPF)

Para 140 states: Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Enabling Development (Historic England)

Enabling development that would secure the future of a significant place, but contravene other planning policy objectives, should be unacceptable unless:

- a) it will not materially harm the heritage values of the place or its setting
- b) it avoids detrimental fragmentation of management of the place
- c) it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose
- d) it is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid
- e) sufficient subsidy is not available from any other source
- f) it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests
- g) the public benefit of securing the future of the significant place through such enabling development decisively outweighs the disbenefits of breaching other public policies.

Listed Building and Conservation Area Act 1990

The Committee is reminded of the duties to give special attention to the desirability of preserving or enhancing the Grade II listed building and its setting under Section 16 and 66 of the Listed Building and Conservation Areas Act (1990)

Consultations:-

Consultation Reply	Assessment of Head of Regulatory Services
<p>MBC Building Control No comment offered.</p>	<p>Noted.</p>
<p>LCC Highways Notwithstanding the above the proposed road(s) do not conform to an acceptable standard for adoption and therefore they will NOT be considered for adoption and future maintenance by the Highway Authority. The Highway Authority will, however, serve APCs in respect of all plots served by all the</p>	<p>Noted In accordance with the standing advice, a number of conditions will be placed as part of any subsequent approval to ensure the private roads are satisfactory to the wishes of LCC Highways.</p>

private roads within the development in accordance with Section 219 of the Highways Act 1980.	
<p>LCC Ecology –</p> <p>A survey has been submitted for the neighbouring application (16/00926/OUT) which also covers this site. The Ecology Survey identified evidence of bats within Sysonby Lodge, with a small number of bat droppings recorded within the building.</p> <p>The building also had numerous features which may be suitable for bat roosting. Section 6.2.2 of the report states that further bat surveys will be required if any works are impacting the hanging tiles, external rendering and loft spaces of the building. The plans suggest that these areas are impacted by the development and LCC recommends that a condition is placed which requires additional bat activity surveys to be completed prior to commencement of any works on site.</p>	<p>Noted.</p> <p>LCC Ecology advice a planning condition will be required to ensure a suitable bat mitigation strategy shall be submitted to the LPA for approval prior to the commencement of any works on site.</p>

Representations:-

The application was advertised by means of a site notice and letters were sent out to a number of neighbouring properties. Objections were received from nine individuals for the FULH and LBC applications. Comments received in this objection has been summarised below.

Consideration	Assessment of Head of Regulatory Services
<p>Objections</p> <p>The impact of this proposed development will be harmful to the setting of the listed building.</p> <p>The new houses proposed within the grounds of Sysonby Lodge (16/00926/OUT) will impact on neighbour amenity and obscure views out to the open countryside</p> <p>The new houses proposed within the grounds of Sysonby Lodge (16/00926/OUT) will result in a loss of trees</p> <p>The new houses proposed within the grounds of Sysonby Lodge will result in harm to local wildlife</p> <p>The developer has deliberately neglected the listed building</p>	<p>The comments received as part of this application 16/00929/FUL and 16/00930/LBC primarily relate to the new dwellings proposed as part of 16/00926/OUT.</p> <p>The issue of deliberate neglect is not considered to be of sufficient merit to warrant consideration, as while the building has not been maintained since the approved Listed Building Consent in 2007, it has been kept weather tight and is structurally sound. The ‘conservation deficit’ relates primarily to the issues of adapting the building for modern purpose and a suitable reuse.</p> <p>As such the remaining comments submitted are not directly associated with the restoration of the listed building, the matter of which is supported by the objectors in their submitted statements.</p> <p>It must be noted that each of the objector’s comments were submitted following consultation for the original scheme that has been subsequently revised.</p> <p>Following a series of discussions with the neighbours to Sysonby Lodge, a revised layout for</p>

	<p>the new dwellings was agreed to address the concerns with regards to the impact on residential and neighbour amenity.</p> <p>The objector's then offered no further comment because they have stated their wishes to secure the future of the listed building, which impacts negatively on their immediate surroundings, as a large vacant building vulnerable to security risks.</p> <p>In summary, there are no objections to the restoration and conversion of the listed building, and the revised layout of the new dwellings within the curtilage of Sysonby Lodge has addressed the issues of impact on neighbour amenity.</p> <p>The wider concerns regarding impact on wildlife and trees must be addressed within the appraisal of 16/00926/OUT.</p>
--	---

Other Material Considerations not raised through representations:

Consideration	Assessment of Head of Regulatory Services
<p>Planning Policies and compliance with the NPPF</p>	<p>The application is required to be considered against the Local Plan and other material considerations.</p> <p>The NPPF advises that local housing policies will be considered out of date where the Council cannot demonstrate a 5 year land supply and where proposals promote sustainable development objectives it should be supported.</p> <p>The Council's most recent analysis shows that there is the provision of a 5 year land supply and as such the relevant housing policies are applicable.</p> <p>However, the 1999 Melton Local plan is considered to be out of date and as such, under pars 215 of the NPPF can only be given limited weight.</p> <p>This means that the application must be considered under the 'presumption in favour of sustainable development' as set out in para 14 which requires harm to be balanced against benefits and refusal only where "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"</p> <p>The proposal for 10 new dwellings within Sysonby Lodge is considered acceptable in accordance with the NPPF and Melton Local Plan Policies BE1 and OS2. The property is located within close proximity to Melton Mowbray, identified as a sustainable location.</p>

	<p>Furthermore up to 85 new dwellings were granted approval under (14/00078/OUT) & (17/01581/REM) on the immediate boundary of the application site, which will ensure the conversion of the lodge will relate to the surrounding urban grain and will not stand alone as an isolated development.</p> <p>The conversion of the lodge into 10 units will have limited impact on neighbour amenity as the building was previously in commercial use, with the associated parking spaces and access routes still in situ. There will be no additional built form beyond the conversion of a garage to a new dwelling, and the impact of this is not considered sufficient to warrant refusal</p>
<p>National Policy on Heritage Assets (NPPF Chapter 12: Conserving and enhancing the historic environment)</p> <ul style="list-style-type: none"> • In determining planning applications, local planning authorities should take account of: <ul style="list-style-type: none"> • the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; • the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and • the desirability of new development making a positive contribution to local character and distinctiveness. • 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. 	<p>With regards to heritage related matters, the application is considered acceptable against paragraph 134 of the NPPF which states that: “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”</p> <p>The application is considered to make an overall positive contribution to the setting of the Grade II listed Sysonby Lodge. The marginal degree of harm caused by introducing additional parking spaces and further subdivision of the internal space will be mitigated by a full restoration of the dilapidated building which is beginning to show an increasing state of decay, as identified by a condition survey submitted in June 2017.</p> <p>The most prominent enhancement of the building’s character to be secured as part of any subsequent approval would be the removal of the unsightly dormer windows across the front elevation of the building. From historic photos, this window range appears to have been added in the 1980s and drastically undermines the character, form and setting of the listed building.</p> <p>The submitted plans indicate the removal of the dormer windows, to be replaced with a reinstated parapet roof line that will restore the principle elevation to the grandeur of its original neo-classical design that was characterised by its strong horizontal emphasis. The dormer windows have eroded the horizontal proportions entirely, and this unsightly accretion is currently the most prominent aspect of the building’s wider setting when viewed from a distance along Nottingham Road.</p> <p>Furthermore the character of the building would be significantly enhanced by a condition that</p>

	<p>requires the applicant to remove the impervious cement based render in situ across all elevations and apply a permeable 3-coat lime render that will permit much needed ventilation and moisture release.</p> <p>Internally, there are few surviving historic features in the building, notwithstanding the original elongated sash windows, timber panelling throughout the principle rooms, and the central timber staircase.</p> <p>However where these features survive, strict conditions should be placed as part of any subsequent approval to ensure that a detailed schedule of works is submitted prior to commencement of works, that includes their retention and full restoration.</p>
<p>The (new) Melton Local Plan –</p> <p>The new local plan has now completed examination where modifications suggested by the Inspector are now the subject of consultation. The NPPF advises that:</p> <p>From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:</p> <ul style="list-style-type: none"> ● the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); ● the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and ● the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given). <p>The Pre Submission version of the Local Plan identifies Gaddesby as a rural hub, in respect of which development of up to 3 dwellings would be acceptable, subject to satisfying a range of criteria specified.</p> <p>Policy SS1 states when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.</p> <p>Policy SS2 sets out the development strategy for the Borough and takes a sustainable approach to the location of new development, noting Service Centres will accommodate a significant proportion of new housing on allocated sites and unallocated</p>	<p>The relatively minimal amount of work required to complete the local plan modifications that do not impact upon the main policies of the plan means the plan can be afforded significant weight. Of particular relevance in assessing the principle of development are policies SS1 to SS3.</p> <p>Under this policy the proposal can be supported as Melton is identified as the most sustainable settlement which is the focus of much of the anticipated growth.</p> <p>The site is well related to the town. Due to the location of the development and its position within the built up area the site is considered to be sustainable and complies with Policy SS1.</p> <p>The proposal is however a ‘windfall’ (unallocated) site and has not been allocated for development. Under policies SS2 and SS3 the principle of residential development can be supported on allocated sites or on unallocated sites where there is a proven local need. As such, the proposal does not fully comply with the specifics of these policies as no proven local need has been submitted. However, it is fully compliant with Policy SS1, occupying a sustainable location, and aligns with the overall spatial strategy of the emerging Local Plan.</p> <p>Therefore, on balance, the proposal is considered to comply with the spatial strategy of the emerging Local Plan in providing housing in a sustainable location, in compliance with Policy SS1 and SS2. There are other material considerations in support of the proposal which add weight to supporting the principle of housing at this location.</p>

<p>sites.</p> <p>Policy SS3 relates to sustainable development on unallocated sites and sets out circumstances where residential development may be supported where a robust case is made with particular emphasis on the need to support residential proposals with a proven local need.</p> <p>Policy EN6 states that:</p> <p>Development proposals will be supported where they do not harm open areas which contribute positively to the individual character of a settlement.</p> <p>Policy EN13 states that:</p> <p>The Council will take a positive approach to the conservation of heritage assets and the wider historic environment through:</p> <p>A) seeking to ensure the protection and enhancement of Heritage Assets including non-designated heritage assets when considering proposals for development affecting their significance and setting. Proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting.</p> <p>B) seeking new developments to make a positive contribution to the character and distinctiveness of the local area.</p> <p>C) ensuring that new developments in conservation areas are consistent with the identified special character of those areas, and seeking to identify new conservation areas, where appropriate;</p> <p>D) seeking to secure the viable and sustainable future of heritage assets through uses that are consistent with the heritage asset and its conservation;</p> <p>E) allowing sustainable tourism opportunities in Heritage Assets in the Borough where the uses are appropriate and would not undermine the integrity or significance of the heritage asset: and</p> <p>F) the use of Article 4 directions where appropriate.</p>	<p>Furthermore the application is acceptable in accordance with Policy EN6 as it is not considered to harm the open area around the building.</p> <p>The application adheres to Policy EN13 of the emerging Local Plan as it meets the criteria stated in A-C by ensuring the proposal would not impact on the historic significance of Sysonby Lodge.</p> <p>As such the proposal satisfies the criteria for Policies EN6 and EN13 of the (new) Melton Local Plan.</p> <p>The above factors are considered to add weight in favour of the application.</p>
<p>Enabling Development</p> <p>(Historic England & NPPF Para 140)</p>	<p>As stated above, this application is under consideration with due regard for the associated application 16/00926/OUT for 24 new dwellings. If the application for 24 new dwellings is not in accordance with statutory guidelines then the applications 16/00929/FUL and 16/00930/LBC are not viable solutions for the restoration of the listed building.</p> <p>The new units are included to meet the conservation deficit for the restoration of</p>

	<p>Sysonby Lodge, which has necessitated a viability appraisal. This has been independently scrutinised by the Valuation Office who have confirmed that it is in accordance with industry standards and as such can be recommended for approval.</p> <p>The application 16/00926/OUT has been developed to ensure that the new dwellings will make an overall neutral contribution to the setting of Sysonby Lodge. As such the application adheres to the fundamental principle of Historic England's Enabling Development Policy which states that it would be supported if it secures the future of a significant place without materially harming its heritage values.</p>
<p>Section 106 (Town & Country Planning Act)</p>	<p>If the planning application is to be considered for approval, then a phasing plan is recommended in order to ensure that the works to the Listed Building under 16/00929/FUL & 16/00930/LBC are carried out at an appropriate stage in the development, including a S106 Agreement to tie the application to 16/00926/OUT.</p> <p>This phasing schedule (included below) will ensure that the new dwellings are not constructed without the works being carried out to the Listed Building.</p>

Conclusion

It is considered that the application is acceptable as it will address the principle concern raised by the building's status as a heritage asset 'at risk'. The historic significance of the building has been undermined by its previous commercial use, in which most of the important internal features were lost, while the historic plan form was diminished by the cellular partitioning of rooms.

As such the building's principle historic significance is now derived by its external appearance and its prominent aspect above Nottingham Road, as well as its evidential values which relate to the Melton's heritage as a destination for aristocratic hunting pursuits.

The remodelling of the internal space through the conversion of the building to residential use will not result in any further harm to the historic significance of the building, while the restoration of the external elevations, most significantly the removal of the unsightly dormer windows, will enhance the character of the building.

The proposal to convert the building into 10 new dwellings on the fringes of Melton Mowbray is not considered to be an isolated rural development, primarily because the urban boundary has recently been extended following the consent to build 85 new dwellings up to the site boundary and the proposals within the new Local Plan for the North 'Sustainable Neighbourhood'. The location is considered to be sufficiently sustainable and the impact on neighbour amenity is low, as there are no parking or access issues and there will be no new built form as part of this application.

Finally, it is acknowledged that the restoration of the heritage asset will only be made possible by the construction of 24 new dwellings within the curtilage of the listed building, currently under consideration as part of 16/00926/OUT. The material considerations for that application must be dealt with separately, however it is evident that the delivery of 16/00929/FUL & 16/00930/LBC is not viable without the associated consent to build new dwellings and meet the conservation deficit.

Applying the ‘test’ required by the NPPF that permission should be granted unless the impacts would “significantly and demonstrably” outweigh the benefits; it is considered that on the balance of the issues, permission should be permitted.

Recommendation: Permit planning permission and Listed Building Consent subject to the following conditions:

16/00929/FUL

1:

The development shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

2:

All work must be carried out in strict accordance with the plans submitted to the Local Authority:

Reason: For the avoidance of doubt.

3:

In order to minimise the impact on any bats within the building:

- All materials to be stored off the ground (for example on pallets) to minimise the likelihood of GCN accessing them for refugia.
- All spoil/waste materials to be removed from site at the end of each working day (or stored in a skip).
- The site should be maintained as sub-optimal prior to the commencement of works.

Reason: In the interests of ecology and for the protection of all wildlife in close vicinity

4:

Prior to commencement of any works at Sysonby Lodge an updated bat survey must be completed and submitted to LCC Ecology for approval. This should involve an external and internal inspection of the building by an appropriately licensed bat worker. Depending on the results of this, an emergence survey may also be required.

Reason: In the interests of ecology and for the protection of all wildlife in close vicinity

5:

Works shall not commence until such time as samples of all external materials to be used on the works hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Reason: To preserve the special architectural and historic interest of the listed building.

6:

The approved landscape scheme (both hard and soft) shall be carried out before the occupation of the buildings or the completion of the development, whichever is the sooner; unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To provide a reasonable period for the replacement of any planting.

7:

Notwithstanding the provisions of Part 8 of Schedule 2, of the Town and Country Planning (General Permitted Development Order) 1995 as amended (or any Order revoking and re-enacting that Order) the building(s) hereby approved shall not be extended or altered unless planning permission has first been granted by the Local Planning Authority.

Reason: To safeguard the visual amenities of the locality.

8:

Before first occupation of any dwelling the car parking as shown on Henry Mein Partnership Architects drawing ref: 7288-P-02 shall be made available for use and shall thereafter be permanently so maintained.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

9:

Before the development hereby permitted is first used, cycle parking provision shall be made to the satisfaction of the LPA and once provided shall be maintained and kept available for use in perpetuity.

Reason: In the interests of the sustainability of the development and to encourage alternative transport choice.

10:

No development shall commence on the site until such time as a construction traffic/site traffic management plan, including details of routing of construction traffic, wheel cleansing facilities and vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.

Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard to road users, and to ensure that construction traffic/site traffic associated with the development does not lead to on-street parking problems in the area.

11:

Works shall not commence until such time as further details of the treatment of the roof/window/doors/door heads/cills (in the form of scale drawings and material samples/specifications) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

12:

Ventilation of the roof space shall not be provided via tile vents.

Reason: To preserve the special architectural and historic interest of the listed building.

13:

All rainwater goods shall be cast metal and painted black. Guttering shall be half round in profile and fixed by rise and fall brackets with no fascia board fitted.

Reason: To preserve the special architectural and historic interest of the listed building.

14:

The raking out of loose mortar for the purpose of re-pointing shall be carried out by tools held in the hand and not by power-driven tools. Details of the extent of the re-pointing shall be submitted to and agreed in writing by the Local Planning Authority before works commence. The works shall be carried out only in accordance with the agreed details.

Reason: To preserve the special architectural and historic interest of the listed building.

15:

Mortar for the purposes of re-pointing shall be carried out using hydraulic lime or lime putty. The sand mix, colour, texture and pointing finish shall match as closely as possible the historic pointing found elsewhere on the building.

Reason: To preserve the special architectural and historic interest of the listed building.

16:

Prior to the commencement of works, a detailed methodology for the internal and external restoration of Sysonby Lodge shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To preserve the special architectural and historic interest of the listed building.

17:

Before works commence, a specification for the external render to be used in the works hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall only be carried out in accordance with the approved details. The specification shall define:

- The mortar mix,
- The number of coats and finish, including colour,
- Backing and edging materials,

The relationship to existing finishes and openings

Reason: To preserve the special architectural and historic interest of the listed building.

18:

The proposal to remove the dormer window range across the front elevation must have been carried out prior to occupation of any dwelling in Sysonby Lodge

Reason: To preserve the special architectural and historic interest of the listed building.

16/00930/LBC

1:

The development shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

2:

All work must be carried out in strict accordance with the plans submitted to the Local Authority:

Reason: For the avoidance of doubt.

3:

Works shall not commence until such time as samples of all external materials to be used on the works hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Reason: To preserve the special architectural and historic interest of the listed building.

4:

Works shall not commence until such time as further details of the treatment of the roof/window/doors/door heads/cills (in the form of scale drawings and material samples/specifications) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building.

5:

Ventilation of the roof space shall not be provided via tile vents.

Reason: To preserve the special architectural and historic interest of the listed building.

6:

All rainwater goods shall be cast metal and painted black. Guttering shall be half round in profile and fixed by rise and fall brackets with no fascia board fitted.

Reason: To preserve the special architectural and historic interest of the listed building.

7

The raking out of loose mortar for the purpose of re-pointing shall be carried out by tools held in the hand and not by power-driven tools. Details of the extent of the re-pointing shall be submitted to and agreed in writing by the Local Planning Authority before works commence. The works shall be carried out only in accordance with the agreed details.

Reason: To preserve the special architectural and historic interest of the listed building.

8:

Mortar for the purposes of re-pointing shall be carried out using hydraulic lime or lime putty. The sand mix, colour, texture and pointing finish shall match as closely as possible the historic pointing found elsewhere on the building.

Reason: To preserve the special architectural and historic interest of the listed building.

9:

Prior to the commencement of works, a detailed methodology for the internal and external restoration of Sysonby Lodge shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To preserve the special architectural and historic interest of the listed building.

10:

Before works commence, a specification for the external render to be used in the works hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall only be carried out in accordance with the approved details. The specification shall define:

- The mortar mix,
 - The number of coats and finish, including colour,
 - Backing and edging materials,
- The relationship to existing finishes and openings

Reason: To preserve the special architectural and historic interest of the listed building.

11:

The proposal to remove the dormer window range across the front elevation must have been carried out prior to occupation of any dwelling in Sysonby Lodge

Reason: To preserve the special architectural and historic interest of the listed building.

Officer to contact: Toby Ebbs

Date: 10.5.2018