

18/01020/FULM

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans, reference:

- Proposed Site Layout – J1565 (08) 100 Rev. A
- Proposed Ground Floor Plan – J1565 (08) 105 Rev. A
- Proposed Intermediate Floor Plan – J1565 (08) 106 Rev. B
- Proposed First Floor Plan – J1565 (08) 107
- Proposed Second Floor Plan – J1565 (08) 108
- Proposed Roof Floor Plan – J1565 (08) 109
- Proposed Elevations and Site Sections Sheet 1 – J1565 (08) 110 Rev. B
- Proposed Elevations and Site Sections Sheet 2 – J1565 (08) 111 Rev. B
- Proposed Typical Sections– J1565 (08) 112
- Historic Fabric to be retained – J1565 (08) 113 Rev. B

Unless otherwise agreed in writing by the local planning authority through the approval of a non-material amendment to the permission.

Reason: So as to define this permission.

03

Prior to any development above slab level (including to areas shown as retained or potentially retained through plan reference 'Historic Fabric to be retained' – J1565 (08) 113 Rev. B) an updated 'Historic Fabric to be retained' plan and associated schedule of works, including structural engineering drawings and method statement shall be submitted to and approved in writing by the Local Planning Authority in consultation with Historic England. The details shall include:

- the areas of masonry to be demolished;
- a method statement for ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction;
- the arrangements for temporary secure storage of salvage materials; the person or body specialising in this procedure appointed by the applicant; and a timetable for their reinstatement, re-use or disposal; and
- a detailed methodology for the repair and renovation of the building fabric to be retained.

Particular regard should be given to the following item(s): chimney-pieces; cast guttering and hopper-heads; windows containing historic window glass; historic timber beams, joists and rafters. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority. Where appropriate, sound materials/features/fixtures forming part of the building shall be carefully taken down, protected and securely stored for later re-use. During the works, if hidden historic features are revealed they should be retained in-situ unless otherwise agreed in writing with the District Planning Authority. Works shall otherwise be halted in the relevant area of the building and the Local Planning Authority should be notified immediately. The agreed measures shall be carried out in full.

Reason: To ensure that the maximum level of historic fabric to the Listed Buildings is retained as envisaged through the application submission.

04

Prior to any development above slab level (including to areas shown as retained or potentially retained through plan reference Historic Fabric to be retained' – J1565 (08) 113 Rev. B) details and samples including external finish of the materials identified below shall submitted to and approved in writing by the local planning authority. Development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Facing materials

Bricks

Roofing tiles

Cladding

Render

Reason: In recognition of the Listed Buildings affected and the site's location within the designated conservation area and to ensure that the development takes the form envisaged through the application submission.

05

Prior to any development above slab level (including to areas shown as retained or potentially retained through plan reference Historic Fabric to be retained' – J1565 (08) 113 Rev. B) details in respect of the features identified below, including the design, specification, fixing and finish in the form of drawings and sections at a scale of not less than 1:10 shall be submitted to and approved in writing by the local planning authority. Development shall thereafter be undertaken in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

External windows including roof windows and the feature glazing to the hotel entrance, doors and their immediate surroundings, including details of glazing and glazing bars;

Full technical drawings for all new shop fronts, along with further details on the parapet along Lombard Street;

Material finish of all external windows and doors;

Verges and eaves;

Rainwater goods;

Coping;

Extractor vents;

Flues;

Meter boxes;

Airbricks;

Soil and vent pipes.

Reason: In recognition of the Listed Buildings affected and the site's location within the designated conservation area and to ensure that the development takes the form envisaged through the application submission.

06

Prior to any development above slab level (including to areas shown as retained or potentially retained through plan reference Historic Fabric to be retained' – J1565 (08) 113 Rev. B) a brick and render sample panel showing the brick bond, mortar specification, pointing technique, render specification, render finish and any architectural decoration shall be provided on site for inspection and subsequently agreed through written approval by the local planning authority. Development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In recognition of the Listed Buildings affected and the site's location within the designated conservation area and to ensure that the development takes the form envisaged through the application submission.

07

Prior to any development above slab level (including to areas shown as retained or potentially retained through plan reference Historic Fabric to be retained' – J1565 (08) 113 Rev. B) a programme of historic building recording in accordance with Historic England Level 4 shall be submitted to and approved by the District Planning Authority. The programme shall include details of where the completed report will be deposited. The report shall be completed in accordance with the agreed methodology and submitted to the agreed parties within 3 months of works commencing.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building to be demolished.

08

The developer shall give the local planning authority 14 days notice prior to any development above slab level (including to areas shown as retained or potentially retained through plan reference Historic Fabric to be retained' – J1565 (08) 113 Rev. B) of the start of works and access shall be afforded at all reasonable times to allow the Council's Conservation Officer, or other person or body nominated by the local planning authority, for the purpose of inspecting the works or recording the building by making measure drawings or taking photographs. Access shall be afforded during works and upon completion.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the areas of building to be demolished.

09

Prior to any development above slab level (including to areas shown as retained or potentially retained through plan reference Historic Fabric to be retained' – J1565 (08) 113 Rev. B) a scheme shall be submitted to and approved in writing by the Local Planning Authority which shows the interim treatment of the site prior to the redevelopment taking place. This shall include full details of any boundary treatments (height, design, location) and/or treatments of the ground area to include full details of the hard/soft landscaping. The scheme should also include timescales for the redevelopment of the site. Once approved the scheme shall be implemented on site as agreed.

Reason: In recognition of the site's location within the designated conservation area.

10

Prior to the installation of any external plant including mechanical extract or refrigeration units, a scheme detailing the precise specification in relation to noise output and any proposed means of mitigation shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed scheme shall be implemented prior to the plant or equipment being brought into use.

Reason: In the interests of protecting surrounding amenity.

11

The development shall be carried out in accordance with paragraph 7.3.1.7 of the updated Ecological Survey Phase 1 Ecology and Bat Roost Risk Assessment carried out by RDF ecology and dated May 2018 in reference to the potential need for a repeat of the roost risk assessment survey. The results of the survey if required shall be submitted to the Local Planning Authority along with any additional precautionary measures as required. Irrespective of the results of any repeat survey required, the development hereby approved shall be carried out in accordance with the precautionary measures outlined by Section 7.4. of the Phase 1 Ecology and Bat Roost Risk Assessment carried out by RDF ecology and dated May 2018.

Reason: In order to protect biodiversity in the District in accordance with the aims of Core Policy 12 of the Newark and Sherwood Core Strategy (2011).

12

No part of the development shall be brought into use until the car parking arrangements as presented (the extension of opening hours of the adjacent NCP car parking) have been secured. Evidence of a contract which secures this arrangement shall be provided to the local planning authority prior to the commencement of the use.

Reason: To ensure that the development does not adversely affect car parking provision in the vicinity and in order to secure the public benefits of the scheme as envisaged.

13

Prior to any groundworks a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook (2016)) shall be submitted to and approved in writing by the local planning authority. It is envisaged that this would involve monitoring of all groundworks, including the grubbing out of any existing foundations, with the ability to stop and fully record archaeological features. The development shall thereafter be carried out in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.

Reason: In recognition of the Listed Buildings affected and the site's location within the designated conservation area and to ensure that the development takes the form envisaged through the application submission.

Informative

01

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website: www.newark-sherwooddc.gov.uk/cil/ or from the Planning Portal:

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

02

This application has been the subject of pre-application discussions and has been approved in accordance with that advice. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accordance with Town and Country Planning (Development Management Procedure) Order 2010 (as amended).

03

Historic England has produced guidance entitled 'Understanding Historic Buildings A Guide to Good Recording Practice' outlining the levels of recording. This document is available on Historic England's website or by contacting the District Planning Authority.

18/01021/LBC

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The works hereby permitted shall begin within a period of three years from the date of this consent.

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This Listed Building Consent relates solely to the plans, drawings, notes and written details submitted with the application, or as subsequently amended in writing and referred to on this decision notice. Any variation of the works or additional works found to be necessary before work starts or while work is in progress [or required separately under the Building Regulations, by the County Fire Service or by environmental health legislation] may only be carried out subject to approval by the Local Planning Authority. Unauthorised modifications, alterations, or works not covered by this consent may render the applicant, owner(s), agent and/or contractors liable to enforcement action and/or prosecution.

04

You are reminded of the need to obtain separate consent under the Town and Country Planning (Control of Advertisements) Regulations for any advertisements requiring express consent that you may wish to display on these premises.