



Report to Planning Committee 5 September 2024  
 Business Manager Lead: Lisa Hughes – Planning Development  
 Lead Officer: Julia Lockwood, Senior Planner, 01636 655902

Report Summary			
<b>Application Number</b>	24/01268/S73		
<b>Proposal</b>	Application for Variation of condition 20 to substitute approved drawings with revised plans for the multi functional building following archaeological investigations attached to planning permission 21/02690/FUL (Engineering works to form new gatehouse approach, alterations to existing castle, creation of new pedestrian access, construction of new entrance pavilion and multi-functional events facility and landscaping works)		
<b>Location</b>	Newark Castle, Castle Gate, Newark- on-Trent		
<b>Applicant</b>	Newark And Sherwood District Council – Steven Chitty	<b>Agent</b>	Lucy Wilson – 5 Bingham Enterprise Centre
<b>Web Link</b>	<a href="https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=SGPSLHLB0BV00">https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=SGPSLHLB0BV00</a>		
<b>Registered</b>	17.07.2024	<b>Target Date</b>	11.09.2024
<b>Recommendation</b>	That planning permission is APPROVED, subject to the conditions set out within Section 10 of this report		

**This application is being presented to the Planning Committee in line with the Council’s Scheme of Delegation because Newark and Sherwood District Council is the applicant.**

**1.0 The Site**

1.1 The application site relates to Newark Castle and Gardens which are located on the edge of Newark Town Centre on the east bank of the River Trent, opposite the Ossington (Grade II\* Listed Building) and at the junction between Beast Market Hill to the north and Castle Gate to the east.

- 1.2 The castle is a Grade I listed building and a Scheduled Monument and dates back to 11<sup>th</sup> century. The gardens are a Grade II registered park and garden. The site is also located within Newark Conservation Area.
- 1.3 The Grade II listed now Federation of Women's Institute (former Tollhouse) building (known as Trent Bridge House) is located to the north-west of the site fronting Beast Market Hill. This building is used as offices and meeting rooms. To the east of the site and within the castle grounds (but not within the application site) is the Grade II listed Gilstrap Building which houses the registry office and is owned and run by the County Council. To the south of the site is a footpath which connects Castle Gate to the path along the river. There are many other Grade II listed buildings located along Castle Gate.
- 1.4 The western boundary of the site is formed by a dwarf brick wall that forms the riverbank adjacent to the river path. Beyond this on the opposite side of the river is Riverside Park which forms an open setting to the castle from the west. All other boundaries are formed by low stone walls supporting iron railings with mature tree and hedgerow planting behind. All trees on the site are protected by virtue of their siting within the Conservation Area.
- 1.5 Pedestrian access is currently achieved from Castle Gate at the northeast and southeast corners of the site (with vehicular access also from Castle Gate at the southeast entrance).
- 1.6 The lower land levels, including the river path, to the west of the castle curtain wall lies predominantly within Flood Zone 3a (with a very small area in Flood Zone 3b) which means it is at high risk of main river flooding with Flood Zone 2 (medium risk) extending further into the site to up the gatehouse ruin. Surface Water Flood Risk is very low within the site.
- 1.7 Ground levels on the site range from 10.5m AOD (adjacent to the River Trent) to 19.3m AOD across the grounds.

## **2.0 Relevant Planning History**

- 2.1 24/00403/LDO - Application for draft Local Development Order to enable and control filming at Newark Castle - pending consideration.
- 2.2 **21/02690/FUL** - Engineering works to form new gatehouse approach, alterations to existing castle, creation of new pedestrian access, construction of new entrance pavilion and multi-functional events facility and landscaping works. Approved, as recommended, on 19.01.2024 by the Planning Committee.
- 2.3 96/50975/CAC - Demolish existing public toilets facilities. Approved 01.01.1996.
- 2.4 98/51120/FUL - New vehicular entrance, replacement railings, repairs to perimeter wall and demolition of existing toilet block. Approved 20.05.1998.

### **3.0 The Proposal**

- 3.1 Although Newark Castle is a listed building, it is also a Scheduled Monument. As such, no application for listed building consent is required to be determined by the Local Planning Authority for these proposals, as any physical alterations to the building would require Scheduled Monument Consent from Historic England, which would override the need for listed building consent in this case.
- 3.2 This application seeks to vary Condition 20 (the plans condition) of planning permission 21/02690/FUL which was granted permission earlier this year. This original application sought permission for the creation of a new pedestrian access from Beast Market Hill adjacent to the Women's Institute building and the formation of a new gatehouse approach, the construction of a new multi-function building (positioned underneath the new walkway proposed to the Gatehouse from Beast Market Hill) and a new entrance pavilion (within the castle wall) and insertion of new floors within the Gatehouse, providing an improved events facility and visitor experience.
- 3.3 This application seeks a number of amendments to the approved scheme, which are required following archaeological investigations which have identified below ground archaeology whose retention in situ would affect the siting and design of the currently approved scheme. This revised application will ensure that all archaeology discovered can remain in situ adjacent to the multi functional building. It also seeks revision to the design of the pavilion building to improve accessibility, inclusivity, security concerns and limit impacts on the historic fabric.
- 3.4 The following key changes are proposed to the currently approved scheme:
- The entrance/multi-functional building is set at a higher ground level of approx. 400mm to avoid clashes with archaeology. It is intended for interpretation of archaeology findings to be showcased on the retaining walls. Raising the external slab has resulted in the reconfiguration of internal service routes due to restricted head height. The building has had to be re-shaped in form and internally reconfigured. Externally, the elevations have been simplified with large glazed extents and limit louvres to the facades. It also allows for a larger viewing deck at first floor. An air source heat pump will be added to the west façade that will be encased by bronze casing. The landscape proposals to the entrance have been revised to address the new building position and enhancements seek to retain the 'hidden' appearance from the Jubilee Gardens. The previously proposed blue lias stone is proposed to be replaced with a more appropriate local, suitably sourced Cadeby Bed magnesium limestone (which has been used for repairs for the Castle masonry). A new low level (1.2m high) retaining wall has also been inserted, at the foot of the entrance walkway, to be constructed in Cadeby stone to match the multi-functional building;
  - The ticket/pavilion building reconfigures the stairs and lift, creating an enclosed core which will improve the visitor reception area and provide better accessibility in adverse weather. It also seeks to address concerns of anti-social behaviour in relation to the previously approved external staircase and reduces visual clutter. There has

been an increase in height to the building of approx. 200mm and which allows a fully level deck (with no stepped platform) creating a single accessible deck from the Gatehouse to the North-East Tower. The existing roof that abuts the main building will be fixed to the masonry using traditional lead flashing tying into existing mortar courses. In terms of materials, the previously approved zinc cladding has been removed and replaced with the Cadeby stone.

- Gatehouse alterations – all works are as previously approved, but due to the ‘hanging’ structure approach to inserting internal floors and concerns from structural engineers of top-loading the monument, a more sympathetic solution has been agreed with Historic England, reducing the stress on the historic masonry at high level. The proposed roof drainage will also be revised to connect to a below ground system.

3.5 All new windows and doors will be finished in a bronze colour, including the louvres/grills and the anti-climb balustrade (as per the previous approval).

3.6 All other elements of the scheme including trees and ecology remain as set out in the previously approved application and would not be affected by the newly proposed alterations.

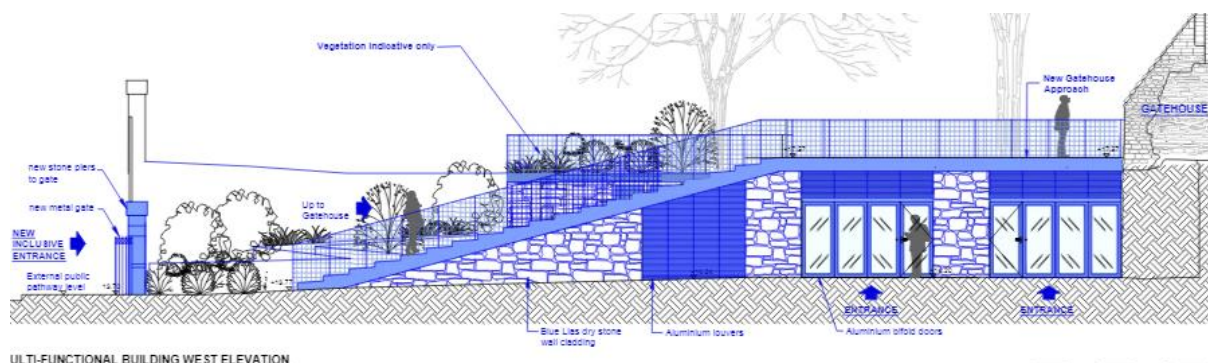
Previously approved site layout:

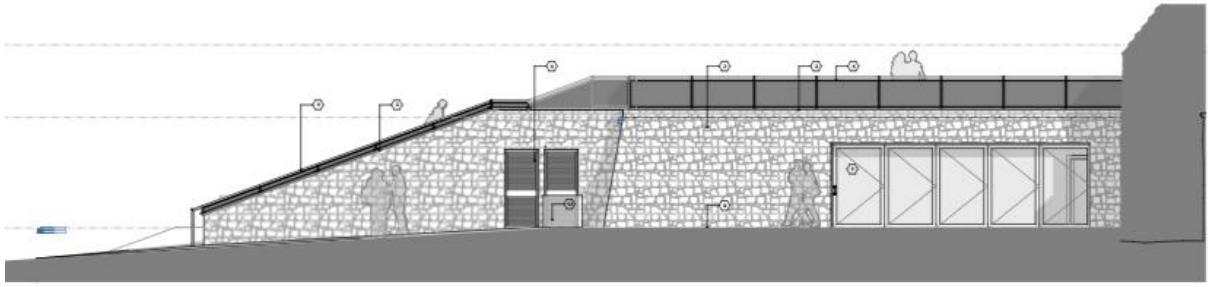


Newly proposed site layout:

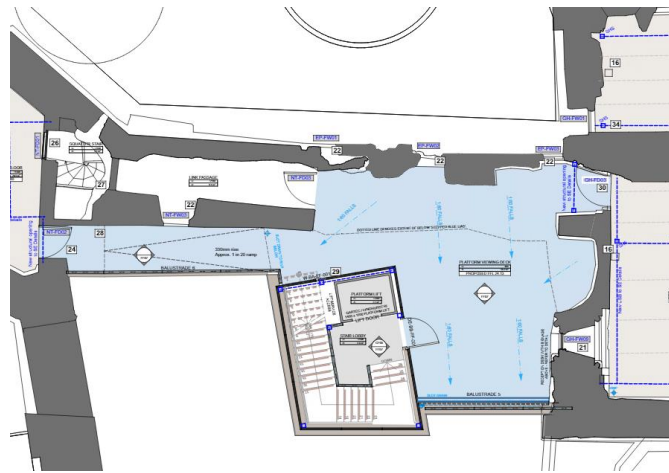
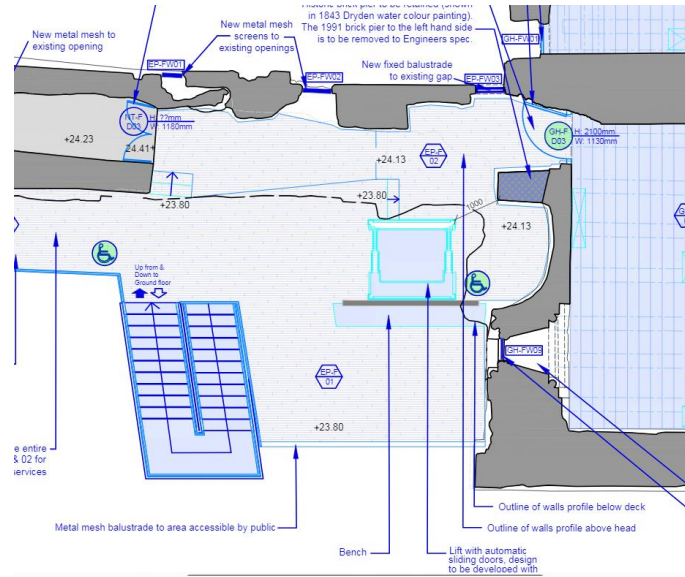


Multi-functional building elevation (as currently approved and then as currently proposed):



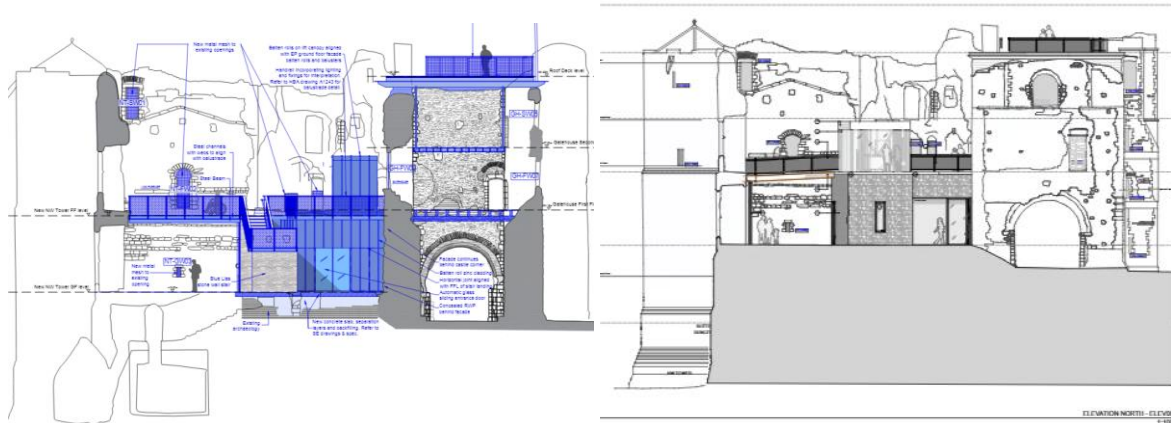


Pavilion Building First Floor Plan (as currently approved and then as currently proposed):





Pavilion Building Elevation (as currently approved and then as currently proposed):



Gatehouse Elevation (as currently approved and then as currently proposed):



In addition to the proposed amendments to the scheme, the application has also submitted information to discharge Conditions 4 (windows and door detailing), 5 (extraction/louvres/vent details), 6 (fixings to Castle and new structural elements) and 7 (handrail/railing details) and 17 (drainage details).

As with the previous application, the proposals seek to better control and direct visitor movement across the site, provide inclusive access to ground and first floor levels of the Gatehouse, entrance pavilion, North- West Tower and multi-function building. Whilst all external space would continue to be financially free to access by all as is currently the case, a charge would be payable on implementation of the scheme to access the buildings.

There are a considerable number of plans and supporting documents relating to this application. In order to avoid duplication, the plans are listed within Condition 012 below and all the supporting reports and documents are listed within Informative 010 towards the end of this report.

#### 4.0 Departure/Public Advertisement Procedure

Occupiers of 43 properties have been individually notified by letter. A site notice has also been displayed near to the site and an advert has been placed in the local press.

## **5.0 Planning Policy Framework**

### **The Development Plan**

#### **5.1 Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)**

Spatial Policy 1 - Settlement Hierarchy  
Spatial Policy 2 - Spatial Distribution of Growth  
Spatial Policy 7 - Sustainable Transport  
Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities  
Core Policy 7 – Tourism Development  
Core Policy 9 - Sustainable Design  
Core Policy 10 – Climate Change  
Core Policy 12 – Biodiversity and Green Infrastructure  
Core Policy 14 – Historic Environment  
NAP1 - Newark Urban Area

#### **5.2 Allocations & Development Management DPD**

DM1 – Development within Settlements Central to Delivering the Spatial Strategy  
DM5 – Design  
DM7 – Biodiversity and Green Infrastructure  
DM9 – Protecting and Enhancing the Historic Environment  
DM12 – Presumption in Favour of Sustainable Development

The Draft Amended Allocations & Development Management DPD was submitted to the Secretary of State on the 18<sup>th</sup> January 2024. This is therefore at an advanced stage of preparation albeit the DPD is yet to be examined. There are unresolved objections to amended versions of the above policies emerging through that process, and so the level of weight which those proposed new policies can be afforded is currently limited. As such, the application has been assessed in-line with policies from the adopted Development Plan, unless material consideration indicates otherwise.

#### **5.3 Other Material Planning Considerations**

- National Planning Policy Framework 2023
- Planning Practice Guidance (online resource)
- Newark Castle Gatehouse Project Conservation Management Plan Oct 2023 by Purcell
- Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

## **6.0 Consultations**

6.1 Comments have been summarised below but are available to view in full on the Council website.

### **(a) Statutory Consultations**

6.2 **Historic England** – supports the proposals, which will aid and enhance visitor experience by promoting approaching the impressive 12<sup>th</sup> century Gatehouse, arrival

at the castle, rather than through the castle gardens. They acknowledge the ongoing engagement that the applicant has carried out with Historic England throughout the detailed design.

6.3 **NCC, Highway Authority** – No objection, the application does not have a detrimental effect on highway safety and capacity.

6.4 **The Environment Agency** – Do not wish to make any formal comments.

6.5 **NCC, Lead Local Flood Authority** – Do not wish to make any bespoke comments on surface water drainage but recommend a number of general guidance points.

6.6 **Canals & River Trust** – No objection, the amended plans avoid in-situ archaeology and include the use of Cadeby stone, which are welcomed and will ensure the protection of the Scheduled Ancient Monument and the setting of the River Trent.

**(b) Town/Parish Council**

6.7 **Newark Town Council** – No objection.

**(c) Non-statutory Consultees and Representations**

6.8 **NSDC, Conservation** – Overall, the proposed development preserves the special interest of the listed building and the character and appearance of Newark Conservation Area.

Additional details have been requested on how lead flashing would adjoin the castle fabric to the new build elements (Condition 6), plans and sections of the doors serving the entrance pavilion and multi-functional building (Condition 4).

The colours of the louvres and vents are acceptable (Condition 5), the Structural Methodology and details of the fixing the stairs to the listed building are acceptable (Condition 6) and details of the installation of the metal railings/handrail area acceptable (Condition 7).

6.9 **One letter of representation has been received** from an interested resident of the District who considers the results of all archaeological digs and investigations should be made known so that visitors can obtain a clear picture of how it was when built, through interpretation boards. A recent investigation showed where the stable were, for instance, as well as a bridge-like structure (Advertiser 1 Feb 2024). If possible these should be left uncovered, though protected, for all to see. A model of the castle should also be prepared showing the remaining structure and location of those areas exposed by archaeological digs and where located in relation to the present castle walls and gatehouse.

**7.0 Comments of the Business Manager – Planning Development**

7.1 The National Planning Policy Framework (NPPF) promotes the principle of a presumption in favour of sustainable development and recognises the duty under the Planning Acts for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The NPPF refers to the presumption in favour of sustainable development being at the heart of development and sees sustainable development as a golden thread running through



both plan making and decision taking. This is confirmed at the development plan level under Policy DM12 of the Allocations and Development Management DPD.

- 7.2 As the application concerns designated heritage assets of the setting of listed buildings and the conservation area, sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') are particularly relevant. Section 66 outlines the general duty in exercise of planning functions in respect to listed buildings stating that the decision maker "*shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*" Section 72(1) also requires the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.
- 7.3 The duties in s.66 and s.72 of the Listed Buildings Act do not allow a local planning authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight.
- 7.4 Newark is one of England's finest market towns and was identified by the Council for British Archaeology in 1964 as one of only 51 towns of national importance. Today, Newark is still a remarkable town historically and architecturally, with a range of historical assets reflecting the Medieval, Civic War, Georgian and Victorian periods. This includes Newark Castle, which is perhaps the jewel, given its contribution to the nation's history and its prominent siting within the wider built environment together with its position on the River Trent and it can be considered the town's most significant key asset.

#### Principle of Development

- 7.6 This application is made under Section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact.
- 7.7 If the application is acceptable, a decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity, decision notices for the grant of planning permission under Section 73 should also repeat the relevant conditions from the original planning permission, as appropriate. As a Section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission.
- 7.8 The principle of the development has already been established through the granting of the original permission for the development in January 2024, subject to a number of conditions, and therefore the principle of the development is already approved and cannot be re-considered. Only the proposed alterations to the scheme can be

assessed. There has been no significant material change in the Development Plan context since January this year.

- 7.9 The condition to be varied in this application is Condition 020 (the list of approved plans) to seek some amendments to the approved scheme, the main driver being the positioning of archaeology discovered underground. Other alterations are presented in order to improve accessibility and inclusivity, address security concerns, improve sustainable energy through the installation of an air source heat pump and make the construction more sustainable by using a locally sourced limestone (Cadeby) rather than lias stone and zinc cladding. The application also includes details to seek to discharge a number of conditions, including Conditions 4 (windows and door detailing), 5 (extraction/louvres/vent details), 6 (fixings to Castle and new structural elements), 7 (handrail/railing details) and 17 (drainage details).
- 7.10 The main issue to consider is whether it is appropriate to allow the variation of the condition to enable the alterations proposed and the key issue for consideration in this assessment is the impact of the proposed changes, compared to the previously approved scheme, on heritage assets and the visual amenities of the area and whether the details submitted are acceptable to discharge the stated conditions.

#### Impact on Heritage Assets and Visual Amenities of the Area

- 7.11 Policies CP14 and DM9 of the Council's LDF DPDs, amongst other things, seek to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance. Key issues to consider for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, land-use, relationship with adjacent assets, alignment and treatment of setting.
- 7.12 The importance of considering the impact of new development on the significance of designated heritage assets, furthermore, is expressed in section 16 of the National Planning Policy Framework (NPPF). Section 16 advises that the significance of designated heritage assets can be harmed or lost through alterations or development within their setting. Such harm or loss to significance requires clear and convincing justification. The NPPF also makes it clear that protecting and enhancing the historic environment is sustainable development. LPAs should also look for opportunities to better reveal the significance of heritage assets when considering development in conservation areas.
- 7.13 The setting of heritage assets is defined in the Glossary of the NPPF which advises that setting is the surroundings in which an asset is experienced. Paragraph 13 of the Conservation section within the Planning Practice Guidance (PPG) advises that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 7.14 Core Policy 9 states that new development should achieve a high standard of

sustainable design that both protects and enhances the natural environment and contributes to and sustains the rich local distinctiveness of the district and is of an appropriate form and scale to its context complementing the existing built and landscape environments. Policy DM5 states that local distinctiveness should be reflected in the scale, form, mass, layout, design and materials in new development. Paragraph 135 of the NPPF states planning decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

- 7.15 The site sits in a prominent and important location, at the end of the Great North Road, at the main entrance to the town and adjacent to the River Trent. It is also a significant historic location, the existing castle dating back to late 13<sup>th</sup>/early 14<sup>th</sup> century and is Grade I listed and a Scheduled Monument. The site is also a Grade II registered park and garden. Sitting within Newark Conservation Area, it is also surrounded by other listed buildings, including the Ossington (Grade II\* Listed Building) to the north on the opposite side of Beast Market Hill, the Grade II listed former Tollhouse (now occupied by the Women's Institute) to the north-west, the Grade II listed Gilstrap Building fronting Castle Gate to the east. There are many other Grade II listed buildings located along Castle Gate. This site is therefore in a highly significant historic environment.
- 7.16 The site of the castle and grounds is well contained and generally well screened with only limited views in. The castle is an impressive building and a dominant architectural feature, it has a long and distinctive curtain wall punctuated by a complete Romanesque Gatehouse. It is this wall which today forms the stunning view of the castle on entering Newark along the Great North Road. The castle is a prominent building which positively contributes to the character and appearance of Newark Conservation Area.
- 7.17 Newark's first castle was probably a motte and Bailey built in the wake of William the Conqueror's push northwards during the winter of 1068-69 with Newark targeted as one of the key positions needed to establish control in the East Midlands. Newark castle was substantially rebuilt in the late 13<sup>th</sup>/ early 14<sup>th</sup> century. Although little is known about the siege in 1218, it is thought that the walls were in poor condition. The castle had been restored as an aristocratic residence at the end of the 16<sup>th</sup> century but following the third siege of Newark in 1646 was left as a roofless ruin.
- 7.18 After the Civil War, the abandoned castle and grounds were put to an extraordinary variety of uses and by 1788 the southern part of the grounds were given over to a Bowling Green and gardens with the remainder of the site being occupied by stables, tenements, workshops, slaughterhouses, a blacksmith shop and a candle manufacturer. Squatters had occupied the North-West Tower of the castle and the area had become something of a slum.
- 7.19 In 1839 the tenements were cleared and the area became a cattle market which was moved from its congested location on Beast Market Hill with a public bath house built in the south-east corner of the grounds.

- 7.20 In 1887 the Town Corporation decided to landscape the castle grounds as a lasting memorial to Queen Victoria's jubilee and a public park was opened in 1889. At this time the site was levelled and tarmacked, the baths demolished and a number of less sensitive repairs were carried out to the castle fabric. Henry Ernest Milner (1845-1906) was commissioned to design the gardens and it is thought that the layout remains largely unchanged.
- 7.21 The riverside area of the castle grounds runs directly below the ruins of the curtain wall. Access along the river by the castle is via a gravel pathway and boardwalk which gives way to a grassed area with parterra and gardens linking uphill to the inner gardens within the castle walls. The disabled ramp has been incorporated sensitively into the design here, as at other points within the grounds. These gardens run past the Gatehouse which again towers over the grounds here, making it better appreciated from some distance.
- 7.22 The inner gardens are made-up of a series of formal lawns and interconnecting pathways. The pathway layout reflects the designs of Henry Ernest Milner of 1887, with some minor modifications such as the bandstand. Running adjacent to and within the northwest curtain wall is an upper terrace providing a promenade which gives access to the former windows of the castle.
- 7.23 The trees within the castle grounds are an essential element of the character of this historic park and garden and are mainly the inheritance of H.E. Milner's original scheme implemented in 1887, although some predate this.
- 7.24 The castle has gone through a number of significant phases through-out its history from its medieval origins to its Victorian garden setting. These proposals would therefore represent an important continuation of the story of the castle.
- 7.25 The proposals seek, as in the previous application, to reinstate the historic entrance to the Gatehouse from Beast Market Hill in the north-west corner. The addition of new modern structures and other alterations proposed to the castle ruin itself, would also introduce intimate elements to the historic fabric, but their form and materials would be easily read as modern additions and the new entrance would represent an historic horse-bridge feature into the Gatehouse.
- 7.26 The following key changes are proposed to the currently approved scheme:
- The entrance/multi-functional building is set at a higher level (400mm) to avoid clashes with archaeology. It is intended for interpretation of archaeology findings to be showcased on the retaining walls. Raising the external slab has resulted in the reconfiguration of internal service routes due to restricted head height. The building has had to be re-shaped in form and internally reconfigured. Externally, the elevations have been simplified with large glazed extents and limit louvres to the facades. It also allows for a larger viewing deck at first floor. An air source heat pump will be added to the west façade that will be encased by bronze casing. The landscape proposals to the entrance have been revised to address the new building position and enhancements seek to retain the 'hidden' appearance from the Jubilee Gardens. The

previously proposed blue lias stone is proposed to be replaced with a more appropriate local, suitably sourced Cadeby Bed magnesium limestone (which has been used for repairs for the Castle masonry). A new low level (1.2m high) retaining wall has also been inserted, at the foot of the entrance walkway, to be constructed in Cadeby stone to match the multi-functional building;

- The ticket/pavilion building reconfigures the stairs and lift, creating an enclosed core which will improve the visitor reception area and provide better accessibility in adverse weather. It also seeks to address concerns of anti-social behaviour in relation to the previously approved external staircase and reduces visual clutter. The proposed floor level has been raised (by approx. 200mm) and allows a fully level deck (with no stepped platform) creating a single accessible deck from the Gatehouse to the North-East Tower. The existing roof that abuts the main building will be fixed to the masonry using traditional lead flashing tying into existing mortar courses. In terms of materials, the previously approved zinc cladding has been removed and replaced with the Cadeby stone.
- Gatehouse alterations – all works are as previously approved, but due to the ‘hanging’ structure approach to inserting internal floors and concerns from structural engineers of top-loading the monument, a more sympathetic solution has been agreed with Historic England, reducing the stress on the historic masonry at high level. The proposed roof drainage will also be revised to connect to a below ground system.
- All new windows and doors will be finished in a bronze colour, including the louvres/grills and the anti-climb balustrade (as per the previous approval).

7.25 In terms of the multi-functional building alterations, clearly any impact on archaeology must take precedence in this highly sensitive historic site. The low wall will assist in providing a surface for interpretation information of the archaeology below, which is welcomed. In terms of the entrance pavilion with its improved accessible viewing platform (now with no steps between the Gatehouse and the NW Tower, improving accessibility) as well as fully enclosing the main staircase and lift from ground floor level, improving security and the potential for anti-social behaviour are additional benefits over and above the currently approved scheme. The change in materials from lias stone and zinc cladding to the use of Cadeby stone (which is more local and therefore more sustainably resourced), would result in the biggest change in the appearance of the scheme, however, it is considered that this proposed change would not result in any harm.

7.26 Neither Historic England nor the Council’s Conservation Officer raise any concerns to the proposed amendments.

7.27 Furthermore, the Conservation Officer, has confirmed that the details submitted in compliance with the requirements of Conditions, 5 (extraction/louvres/vent details), 6 (new structural elements) and 7 (handrail/railing details) can be discharged, although further information has been requested to allow the discharge of Condition 4 (windows and door detailing) and 6 (fixings to Castle).

- 7.28 Overall, the proposed variations to the proposed plans and discharge of condition details submitted, would continue to better reveal the significance of this part of the castle as well as reintroducing a historic view of the Gatehouse, thereby enhancing the character and appearance of the Conservation Area and as such still comply with CP14 and DM9 of the Development Plan and the guidance set out within Section 16 of the NPPF. Overall, the impact of the proposal on the general visual amenities of the area and street scene would also be acceptable in compliance with CP9 and Policy DM5.
- 7.29 The submitted drainage plan in compliance with Condition 17 imposed on the previous approval which required details of surface water and foul disposal to be submitted and approved, shows a pump chamber located on site to pump foul waste into a foul rising main adjacent to the northern boundary of the site to link with existing pipes along Castle Gate which is acceptable. However, percolation tests are yet to be undertaken which are likely to result in changes to the size of soakaways within the surface water disposal plan. As such, it is considered that this part of the condition should remain to be imposed on the development.
- 7.30 The proposed changes would have no further impacts on trees, ecology, highway safety, residential amenity, flood risk or archaeology.

## **8.0 Implications**

- 8.1 In writing this report and in putting forward recommendations officers have considered the following implications; Data Protection, Equality and Diversity, Financial, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

## **9.0 Conclusion**

- 9.1 Overall the proposed variations are considered to be acceptable and there would be no material adverse impact arising in relation to impacts on heritage assets and visual amenity, and matters relating to trees, ecology, highway safety, residential amenity, flood risk or archaeology remain unaffected by the proposed changes.
- 9.2 It is considered that subject to the attachment of relevant conditions set out below (and that also take account of the conditions that can be discharged), that the proposed variation is considered to be in compliance with the Development Plan and national policy guidance and is therefore acceptable and is recommended for approval.
- 9.3 Changes to the conditions imposed previously on application 21/02690/FUL have been shown in bold and strikethrough text to reflect the updated plans and elements of the conditions that are no longer relevant.



## 10.0 Conditions

10.1 The conditions that follow are those that were imposed on the previously approved planning permission (21/02690/FUL). Proposed changes to the conditions have been shown in bold and strikethrough text to reflect the updated plans and when details have been submitted to discharge conditions they have been deleted and the plans submitted are set out within Condition 017.

01

The development hereby permitted shall not begin later than 19.01.2027.

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

02

Prior to any new stone being laid, a stone sample panel, showing the stone, coursing, mortar and pointing technique shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed sample panel.

Reason: To preserve the special architectural and historic interest of the heritage assets.

03

Prior to the construction of the relevant element, samples or detailed specifications of all external materials to be used on the development hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed materials.

Reason: To preserve the special architectural and historic interest of the heritage assets.

04

~~Prior to the windows and doors hereby approved being installed, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed window and door details.~~

~~Reason: Insufficient details of these matters have been submitted with the application and in order to ensure that the development preserves the special architectural and historic interest of the heritage assets.~~

Submitted and approved plans have been included in Plans condition listed in Condition 017.

**The development shall be carried out only in accordance with the following window and door details:**

- Door and Window Schedule (Drawing No: 23095-AKA-ZZ-XX-DR-A-1001 T3)**
- Door Details – Sheet 1 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1002 T2)**
- Door Details – Sheet 2 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1003 T2)**
- Door Details – Sheet 10 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1013 T1)**
- Door and Window Details – Sheet 1 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1004 T2)**
- Window Details – Sheet 2 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1005 T2)**
- Window Details – Sheet 3 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1006 T2)**
- Window Details – Sheet 4 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1007 T2)**
- Window Details – Sheet 5 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1008 T2)**
- Window Details – Sheet 6 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1009 T2)**
- Window Details – Sheet 7 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1010 T2)**
- Window Details – Sheet 8 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1011 T3)**
- Window Details – Sheet 9 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1012 T1)**

**Reason: In order to ensure that the development preserves the special architectural and historic interest of the heritage assets.**

#### **05-04**

Prior to their installation, full details of the siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods or any other external accretion shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason: Insufficient details of these matters have been submitted with the application and in order to ensure that the development preserves the special architectural and historic interest of the heritage assets.

The submitted information confirming the colour of the louvres and vents are acceptable in part compliance with this condition.

#### **06**

~~Prior to the commencement of development, an up-to-date detailed methodology shall be submitted to and agreed in writing by the Local Planning Authority. This shall include a full schedule of works which comprehensively addresses:~~

- ~~• Details of fixings to the listed building~~
- ~~• New structural elements~~

~~The development shall be carried out only in accordance with the agreed methodology.~~

Submitted and approved plans have been included in Plans condition listed in Condition 017.

**The development shall be completed in full compliance with:**

**Fixings to the listed building:**

**Detail Stairs – Sheet 1 (Drawing No: 23095-AKA-BB-XX-DR-A-2401 T1)**  
**Details – Abutment Detail (Drawing No: 23095-AKA-BB-XX-DR-A-2504 T1)**

**New structural elements:**

**William Saunders Structural Methodology (Drawing No: 12376-WMS-XX-XX-T-S-20003-S8-P2)**

**William Saunders General Notes (Drawing No: 12376-WMS-GH-XX-D-S-20041-A Rev C1)**

**William Saunders First Floor GA Plan (Drawing No: 12376-WMS-GH-01-D-S-22840-A Rev C1)**

**William Saunders Roof GA Plan (Drawing No: 12376-WMS-GH-03-D-S-22842-A Rev C1)**

**William Saunders Sections & Elevations (Drawing No: 12376-WMS-GH-ZZ-D-S-22940-A Rev C1)**

**William Saunders Roof Sections & Details (Drawing No: 12376-WMS-GH-ZZ-D-S-22941-A Rev C1)**

**Ground Floor GA Plan (Drawing No: 23095-AKA-ZZ-00-DR-A-2003 T3)**

**First Floor GA Plan (Drawing No: 23095-AKA-ZZ-01-DR-A-2004 T2)**

**Second Floor GA Plan (Drawing No: 23095-AKA-ZZ-02-DR-A-2005 T3)**

**Roof GA Plan (Drawing No: 23095-AKA-ZZ-RF-DR-A-2006 T3)**

Reason: To preserve the special architectural and historic interest of the heritage assets.

~~07~~

~~Prior to the installation of the metal railings/handrail, details of their design, scale, materials and finish, in the form of drawings and sections to no less than 1:20 scale (or detailed specifications), shall be submitted to and agreed in writing with the Local Planning Authority. The development shall only be carried out in accordance with the agreed railing/handrail details.~~

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

Submitted and approved plans have been included in Plans condition listed in Condition 017.

~~08-05~~

Prior to the commencement of the use of the development hereby approved, full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved landscape details. These details shall include:

- full details of every tree, shrub, hedge to be planted (including its proposed location, species, size and approximate date of planting) and details of tree planting pits including associated irrigation measures, tree staking and guards, and structural cells. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species;
- proposed finished ground levels or contours;
- means of enclosure;
- hard surfacing materials;
- minor artefacts and structures for example, furniture, play equipment, refuse or other storage units, signs, external lighting, bicycle parking etc.

- All external lighting details submitted shall be in accordance with the Lighting Design Report (Doc Ref. 1262-700-RP-S3\_Rev 07 – 30/10/2023 – Michael Grubb Studio) and Lighting Specification (Doc Ref. 1262-900-SP-S3\_Rev 00 – 27/11/2023 – Michael Grubb Studio);
- proposed and existing functional services above and below ground (for example, drainage, power and communications cables etc).

All the approved details listed above (other than the soft landscaping) shall be provided on site prior to the proposed development being first brought into use and retained for the lifetime of the development.

Reason: To preserve the special architectural and historic interest of the heritage assets.

#### **~~09-06~~**

The approved soft landscaping shall be completed during the first planting season following the use of the development commencing. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of heritage assets, visual amenity and biodiversity.

#### **~~010-07~~**

Development must be undertaken strictly in accordance with the recommendations of section F3.1 of the Bat Survey Report [LM0140] BSR [Newark Castle Gatehouse Project] Rev C dated July 2023 by LM Ecology and as amended by Drawing Nos: 2269-01/06/09, 2269-01/06/10 and 2269-01/06/11, except where these may be varied by the terms of a European Protected Species Licence granted by Natural England.

Reason: In the interests of protected species and biodiversity.

#### **~~011-08~~**

No hedge or tree that is to be removed as part of the development hereby permitted shall be lopped, topped, felled or otherwise removed during the bird nesting season (beginning of March to end of August inclusive). If such works are required to be conducted within the breeding season, a nesting bird survey must be carried out by a qualified ecologist prior to clearance. Any nests located must then be identified and left undisturbed until the young have left the nest.

Reason: To ensure that adequate provision is made for the protection of nesting birds on site.

#### **~~012-09~~**

Notwithstanding the information shown on submitted plans, prior to any works being undertaken to existing trees being retained on the application site, the extent and details of

those works shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out only in accordance with the approved details.

Reason: In the interests of the trees to be retained on the site and amenity of the area.

**013-010**

The proposed footpath to be located within the Root Protection Area of T14 and shown on the plan attached at Appendix B of the submitted Tree Survey Report and Arboricultural Impact Assessment dated 1 Nov 2023 by RPS Group, shall only be constructed in full compliance with mitigation measures set out in Para 5.26 of the same Report.

Reason: In the interests of this tree to be retained on the site and amenity of the area.

**014-011**

Prior to the commencement of development, the root protection fencing shall be installed in accordance with the details and location shown on the plan attached at Appendix B of the submitted Tree Survey Report and Arboricultural Impact Assessment dated 1 Nov 2023 by RPS Group and shall be retained for the whole duration of the construction phase.

Reason: In the interests of the trees to be retained on the site and the amenity of the area.

**015-012**

The bat mitigations and enhancements as shown on:-

- Detail Drawing – Gatehouse Putlog Hole Roost Detail as proposed (Drawing No: 2269-01/06/09)
- Detail Drawing – Gatehouse Eaves Bat Box Detail as proposed (Drawing No: 2269-01/06/10)
- Detail Drawing – Entrance Pavilion Wall Void Bat Roost Detail as proposed (Drawing No: 2269-01/06/11)

shall be fully provided prior to any of the buildings hereby approved being brought into use and retained for the lifetime of the development.

Reason: In the interests of protected species and biodiversity.

**016-013**

The development hereby approved shall be implemented in accordance with the submitted Flood Risk Assessment (Ref: 12376-WMS-ZZ-XX-RP-39301-S8-P2) dated Nov 2023 by William Saunders. The development shall be operated in full accordance with the approved details for its lifetime.

Reason: In the interests of flood risk and keeping visitors to the site safe in a flood event.

**017-014**

The submitted Proposed Drainage Layout Plan (~~Drawing No: 12376- WMS- ZZ- XX- DR- C- 39201- S3 Rev P1~~) (**Drawing No: 12376- WMS- ZZ- XX- DR- C- 39201- A Rev C2**) is acceptable **in terms of foul sewerage disposal only but** is not hereby **approved in relation to the disposal of surface water**. **Prior to the development being first brought into use, , prior to the commencement of development,** details of the final Drainage Strategy and Plans shall be submitted to and approved in writing by the Local Planning Authority, which shall include the disposal of ~~both surface water and foul sewerage~~ from the site. The approved Drainage Strategy shall be fully implemented on site prior to the proposed development being first brought into use and retained for the lifetime of the development.

Reason: In the interests of flood risk and amenity.

#### **~~018-015~~**

No motorised vehicles shall use the access onto Beast Market Hill, hereby approved.

Reason: In the interests of pedestrian safety.

#### **~~019-016~~**

Prior to the commencement of development a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt that shall include, but not be limited to:

- i. construction works on the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays and 08:00 to 14:00 hours on Saturdays and no time at all on Sundays or Bank Holidays;
- ii. deliveries shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 to 14:00 on Saturdays and at no time on Sundays or Bank Holidays;
- iii. the provision of site compound facilities;
- iv. the provision of any hoarding around the site;
- v. the parking of vehicles of site operatives and visitors;
- vi. loading and unloading of plant and materials; and
- vii. storage of plant and materials used in constructing the development.

The construction of the development shall only proceed in accordance with the approved Construction Method Statement until construction is complete.

Reason: In the interests of residential amenity, trees, archaeology and highway safety.

#### **~~020-017~~**

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

**Block Plan (Drawing No: 23095- AKA- ZZ- XX- DR- A- 0002 T2)**

**Existing Site Plan/Topographical Survey (Drawing No: 23095- AKA- ZZ- XX- DR- A- 0201 T2)**

**Existing Ground Floor Plan (Drawing No: 23095- AKA- ZZ- 00- DR- A- 0202 T2)**

**Existing First Floor Plan (Drawing No: 23095- AKA- ZZ- 01- DR- A- 0203 T2)**



Existing Second Floor Plan (Drawing No: 23095-AKA-ZZ-02-DR-A-0204 T2)  
Existing Roof Plan (Drawing No: 23095-AKA-ZZ-DR-RF-A-0205 T2)  
Existing Elevations – Sheet 1 (Drawing No: 23095-AKA-ZZ-XX-DR-A-0206 T2)  
Existing Elevations – Sheet 2 (Drawing No: 23095-AKA-ZZ-XX-DR-A-0207 T2)  
Existing Sections – Sheet 1 (Drawing No: 23095-AKA-ZZ-XX-DR-A-0208 T2)

Proposed Site Layout (Drawing No: 23095-AKA-ZZ-XX-DR-A-7001 T2)

Lower Ground Floor Plan – Demolition (Drawing No: 23095-AKA-ZZ-LG-DR-A-0501 T1)  
Ground Floor Plan – Demolition (Drawing No: 23095-AKA-ZZ-00-DR-A-0502 T2)  
First Floor Plan - Demolition (Drawing No: 23095-AKA-ZZ-01-DR-A-0503 T2)  
Second Floor Plan - Demolition (Drawing No: 23095-AKA-ZZ-02-DR-A-0504 T2)  
Roof Plan – Demolition (Drawing No: 23095-AKA-ZZ-RF-DR-A-0505 T2)  
Demolition Elevations/Sections – Sheet 1 (Drawing No: 23095-AKA-ZZ-XX-DR-A-0506 T1)  
Demolition Elevations/Sections – Sheet 2 (Drawing No: 23095-AKA-ZZ-XX-DR-A-0507 T1)  
Demolition Elevations/Sections – Sheet 3 (Drawing No: 23095-AKA-ZZ-XX-DR-A-0508 T1)

Conservation Elevation Repairs – Sheet 1 (Drawing No: 23095-AKA-ZZ-XX-DR-A-0601 T1)  
Conservation Elevation Repairs – Sheet 1 (Drawing No: 23095-AKA-ZZ-XX-DR-A-0602 T1)  
Conservation Elevation Repairs – Sheet 3 (Drawing No: 23095-AKA-ZZ-XX-DR-A-0603 T1)  
Conservation Elevation Repairs – Sheet 4 (Drawing No: 23095-AKA-ZZ-XX-DR-A-0604 T1)

Lower Ground Floor GA Plan (Drawing No: 23095-AKA-ZZ-LG-DR-A-2001 T3)  
Upper Ground Floor GA Plan (Drawing No: 2309-AKA-ZZ-UG-DR-A-2002 T3)  
Ground Floor GA Plan (Drawing No: 23095-AKA-ZZ-00-DR-A-2003 T3)  
First Floor GA Plan (Drawing No: 23095-AKA-ZZ-01-DR-A-2004 T2)  
Second Floor GA Plan (Drawing No: 23095-AKA-ZZ-02-DR-A-2005 T3)  
Roof GA Plan (Drawing No: 23095-AKA-ZZ-RF-DR-A-2006 T3)

Lower Ground Floor Plan – Multi-Functional Building (Drawing No: 23095-AKA-BE-XX-DR-A-0801 P1)  
GA Elevations – Multi-Functional Building (Drawing No: 23095-AKA-BE-XX-DR-A-0801 P1)  
GA Elevations – Sheet 1 Multi-Function Building (Drawing No: 23095-AKA-ZZ-BE-DR-A-2101 T2)  
GA Elevations – Sheet 2 Multi-Function Building (Drawing No: 23095-AKA-ZZ-BE-DR-A-2102 T2)

First Floor GA Plan – Gatehouse (Drawing No: 12376-WMS-GH-01-D-S-22840-A C1)  
Second Floor GA Plan – Gatehouse (Drawing No: 12376-WMS-GH-02-D-S-22841-A C1)  
Roof GA Plan – Gatehouse (Drawing No: 12376-WMS-GH-03-D-S-22842-A C1)  
Roof Sections & Details (Drawing No: 12376-WMS-GH-ZZ-S-22941- A C1)  
Sections and Elevations – Gatehouse (Drawing No: 12376-WMS-GH-ZZ-D-S-22940-A C1)

Ground Floor GA Plan – Pavilion Building (Drawing No: 23095-AKA-BB-XX-DR-A-0801 P1)  
First Floor GA Plan – Pavilion Building (Drawing No: 23095-AKA-BB-XX-DR-A-0802 P1)  
Second Floor GA Plan – Pavilion Building (Drawing No: 23095-AKA-BB-XX-DR-A-0803 P1)  
Roof GA Plan – Pavilion Building (Drawing No: 23095-AKA-BB-XX-DR-A-0804 P1)  
GA Elevations – Entrance Pavilion (Drawing No: 23095-AKA-BE-XX-DR-A-0802 P1)

**GA Elevations – Sheet 3 Pavilion (Drawing No: 23095-AKA-ZZ-BB-DR-A-2101 T2)**

**General Elevations – Sheet 4 (Drawing No: 23095-AKA-ZZ-BC-DR-A-2101 T2)**

**General Elevations – Sheet 5 (Drawing No: 23095-AKA-ZZ-BC-DR-A-2102 T2)**

**Detail Stairs – Sheet 1 Pavilion (Drawing No: 23095-AKA-BB-XX-DR-A-2401 T1)**

**Detail Stairs – Sheet 2 Pavilion (Drawing No: 23095-AKA-BB-DR-A-2402 T1)**

**Detail Stairs – Sheet 1 Pavilion/Gatehouse (Drawing No: 23095-AKA-BB-XX-DR-A-2401 T2)**

**Detail Stairs – Sheet 3 Gatehouse- Railing Details (Drawing No: 23095-AKA-BB-DR-A-2403 T1)**

**Details Stairs - Sheet 1 Multi-Function Building (Drawing No: 23095-AKA-BE-XX-DR-A-2401 T1)**

**Details Stairs - Sheet 2 Multi-Function Building (Drawing No: 23095-AKA-BE-XX-DR-A-2402 T1)**

**Door and Window Schedule (Drawing No: 23095-AKA-ZZ-XX-DR-A-1001 T3)**

**Door Details – Sheet 1 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1002 T2)**

**Door Details – Sheet 2 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1003 T2)**

**Door Details – Sheet 10 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1013 T1)**

**Door and Window Details – Sheet 1 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1004 T2)**

**Window Details – Sheet 2 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1005 T2)**

**Window Details – Sheet 3 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1006 T2)**

**Window Details – Sheet 4 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1007 T2)**

**Window Details – Sheet 5 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1008 T2)**

**Window Details – Sheet 6 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1009 T2)**

**Window Details – Sheet 7 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1010 T2)**

**Window Details – Sheet 8 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1011 T3)**

**Window Details – Sheet 9 (Drawing No: 23095-AKA-ZZ-XX-DR-A-1012 T1)**

**General Notes (Drawing No: 12376-WMS-GH-XX-D-S-20041-A C1)**

**Details – Abutment Detail (Drawing No: 23095-AKA-BB-XX-DR-A-2504 T1)**

~~Site Location Plan as existing (Drawing No: 2269-01/04/01)~~

~~A – Gatehouse – Ground Floor Plan showing removals (Drawing No: 2269-01/02/03)~~

~~A – Gatehouse – Intermediate & First Floor Plans showing removals (Drawing No: 2269-01/02/04)~~

~~A – Gatehouse – Second Floor Plan showing removals (Drawing No: 2269-01/02/05)~~

~~A – Gatehouse – Roof Plan showing removals (Drawing No: 2269-01/02/06)~~

~~A – Gatehouse – Elevations & Sections Key Plan as existing (Drawing No: 2269-01/02/07)~~

~~A – Gatehouse – North Elevations showing removals (Drawing No: 2269-01/02/08)~~

~~A – Gatehouse – East Elevations showing removals (Drawing No: 2269-01/02/09)~~

~~A – Gatehouse – South Elevations showing removals (Drawing No: 2269-01/02/10)~~

~~A – Gatehouse – West Elevations showing removals (Drawing No: 2269-01/02/11)~~

~~A – Gatehouse – Section A-A showing removals (Drawing No: 2269-01/02/12)~~

~~A – Gatehouse – Section B-B showing removals (Drawing No: 2269-01/02/13)~~

~~A – Gatehouse – Section C-C showing removals (Drawing No: 2269-01/02/14)~~

~~A – Gatehouse – Section D-D showing removals (Drawing No: 2269-01/02/15)~~

~~A – Gatehouse – Section E-E showing removals (Drawing No: 2269-01/02/16)~~

~~B+C — Link Passage & NW Tower — Ground Floor Plan showing removals (Drawing No: 2269-01/02/20)~~  
~~B+C — Link Passage & NW Tower — First Floor Plan showing removals (Drawing No: 2269-01/02/21)~~  
~~B+C — Link Passage & NW Tower — Second Floor Plan showing removals (Drawing No: 2269-01/02/22)~~  
~~B+C — Link Passage & NW Tower — Roof Plan showing removals (Drawing No: 2269-01/02/23)~~  
~~B+C — Link Passage & NW Tower — Section A A showing removals (Drawing No: 2269-01/02/25)~~  
~~B+C — Link Passage & NW Tower — Sections B B & C C showing removals (Drawing No: 2269-01/02/26)~~  
~~B+C — Link Passage & NW Tower — Internal Elevations showing removals (Drawing No: 2269-01/02/27)~~  
~~B+C — Link Passage & NW Tower — Internal Elevations showing removals (Drawing No: 2269-01/02/28)~~  
~~B+C — Link Passage & NW Tower — North Elevations showing removals (Drawing No: 2269-01/02/29)~~  
~~B+C — Link Passage & NW Tower — South Elevations showing removals (Drawing No: 2269-01/02/30)~~

~~R — Conservation & Repairing Works — Elevations & Sections Key Plan as proposed (Drawing No: 2269-01/03/01)~~  
~~R — Conservation & Repairing Works — Gatehouse — North Elevation as proposed (Drawing No: 2269-01/03/02)~~  
~~R — Conservation & Repairing Works — Gatehouse — East Elevation as proposed (Drawing No: 2269-01/03/03)~~  
~~R — Conservation & Repairing Works — Gatehouse — South Elevation as proposed (Drawing No: 2269-01/03/04)~~  
~~R — Conservation & Repairing Works — Gatehouse — West Elevation as proposed (Drawing No: 2269-01/03/05)~~  
~~R — Conservation & Repairing Works — Gatehouse — Section A A as proposed (Drawing No: 2269-01/03/06)~~  
~~R — Conservation & Repairing Works — Gatehouse — Section B B as proposed (Drawing No: 2269-01/03/07)~~  
~~R — Conservation & Repairing Works — Gatehouse — Section C C as proposed (Drawing No: 2269-01/03/08)~~  
~~R — Conservation & Repairing Works — Gatehouse — Section D D as proposed (Drawing No: 2269-01/03/09)~~  
~~R — Conservation & Repairing Works — Gatehouse — Section E E as proposed (Drawing No: 2269-01/03/10)~~

~~R — Conservation & Repairing Works — NW Tower & Link Passage — Key Plan as proposed (Drawing No: 2269-01/03/11)~~  
~~R — Conservation & Repairing Works — NW Tower & Link Passage — Section A A as proposed (Drawing No: 2269-01/03/12)~~  
~~R — Conservation & Repairing Works — NW Tower & Link Passage — Section B B & Elevation C as proposed (Drawing No: 2269-01/03/13)~~

~~R—Conservation & Repairing Works—NW Tower—Internal Elevations as proposed (Drawing No: 2269-01/03/14)~~  
~~R—Conservation & Repairing Works—NW Tower—External Elevations as proposed (Drawing No: 2269-01/03/15)~~  
~~R—Conservation & Repairing Works—NW Tower & Link Passage—North Elevation as proposed (Drawing No: 2269-01/03/16)~~  
~~R—Conservation & Repairing Works—NW Tower & Link Passage—South Elevation as proposed (Drawing No: 2269-01/03/17)~~  
~~R—Conservation & Repairing Works—Internal Elevation F as proposed (Drawing No: 2269-01/03/18)~~

~~Archaeological Context Plan as proposed (Drawing No: 2269-01/04/03)~~  
~~Flood Risk Plan as proposed (Drawing No: 2269-01/04/04)~~  
~~Impact Statement Key Plan as proposed (Drawing No: 2269-01/04/06)~~

~~General Arrangement—Lower Ground Floor Plan as proposed (Drawing No: 2269-01/05/01)~~  
~~General Arrangement—Ground Floor Plan as proposed (Drawing No: 2269-01/05/02)~~  
~~General Arrangement—First Floor Plan as proposed (Drawing No: 2269-01/05/03)~~  
~~General Arrangement—Second and Third Floor Plans as proposed (Drawing No: 2269-01/05/04)~~  
~~General Arrangement—Roof Plan as proposed (Drawing No: 2269-01/05/05)~~  
~~General Arrangement—Existing Archaeology Entrance Pavilion Building as proposed (Drawing No: 2269-01/05/06)~~  
~~General Arrangement—Existing Archaeology Multi-Function Building as proposed (Drawing No: 2269-01/05/07)~~  
~~General Arrangement—Gatehouse North Elevation as proposed (Drawing No: 2269-01/05/10)~~  
~~General Arrangement—Gatehouse East Elevation as proposed (Drawing No: 2269-01/05/11)~~  
~~General Arrangement—Gatehouse West Elevation as proposed (Drawing No: 2269-01/05/12)~~  
~~General Arrangement—Gatehouse South Elevation as proposed (Drawing No: 2269-01/05/13)~~  
~~General Arrangement—Gatehouse Section A-A as proposed (Drawing No: 2269-01/05/14)~~  
~~General Arrangement—Gatehouse Section B-B as proposed (Drawing No: 2269-01/05/15)~~  
~~General Arrangement—Entrance Pavilion S. Elevation as proposed (Drawing No: 2269-01/05/16)~~  
~~General Arrangement—NW Tower External Elevations as proposed (Drawing No: 2269-01/05/17)~~  
~~General Arrangement—NW Tower Section A-A as proposed (Drawing No: 2269-01/05/18)~~  
~~General Arrangement—NW Tower Section B-B as proposed (Drawing No: 2269-01/05/19)~~  
~~General Arrangement—NW Tower Internal Elevations as proposed (Drawing No: 2269-01/05/20)~~  
~~General Arrangement—Multi-Functional Building West Elevation as proposed (Drawing No: 2269-01/05/21)~~  
~~General Arrangement—Multi-Functional Building Section A-A as proposed (Drawing No: 2269-01/05/22)~~

~~Detail Drawing—Entrance Gates and Pillars as proposed (Drawing No: 2269-01/06/01)~~  
~~Detail Drawing—Roof Edge Typical Detail as proposed (Drawing No: 2269-01/06/02)~~

~~Detail Drawing — Metal Mesh Typical Detail as proposed (Drawing No: 2269-01/06/03)~~  
~~Detail Drawing — Metal Mesh for opening EP-FW01 as proposed (Drawing No: 2269-01/06/04)~~  
~~Detail Drawing — Metal Mesh for opening EP-FW02 as proposed (Drawing No: 2269-01/06/05)~~  
~~Detail Drawing — Metal Mesh for opening EP-FW03 as proposed (Drawing No: 2269-01/06/06)~~  
~~Detail Drawing — Tudor Fixed Window Typical Detail as proposed (Drawing No: 2269-01/06/07)~~  
~~Detail Drawing — Norman Fixed Window Typical Detail as proposed (Drawing No: 2269-01/06/08)~~  
~~Detail Drawing — Gatehouse Putlog Hole Roost Detail as proposed (Drawing No: 2269-01/06/09)~~  
~~Detail Drawing — Gatehouse Eaves Bat Box Detail as proposed (Drawing No: 2269-01/06/10)~~  
~~Detail Drawing — Entrance Pavilion Wall Void Bat Roost Detail as proposed (Drawing No: 2269-01/06/11)~~  
~~Detail Drawing — Gatehouse Metal Gate (GH-GD01) Details as existing and as proposed (Drawing No: 2269-01/06/12)~~  
~~Detail Drawing — Typical Mesh Screen to Arrow Loop Details as proposed (Drawing No: 2269-01/06/13)~~  
~~Detail Drawing — Fixed Window Gatehouse (GH-SW06) Details as proposed (Drawing No: 2269-01/06/14)~~  
~~Detail Drawing — First Floor Build Up Gatehouse Typical Details as proposed (Drawing No: 2269-01/06/15)~~  
~~Detail Drawing — Second Floor & Balcony Floor Gatehouse Typical Details as proposed (Drawing No: 2269-01/06/16)~~  
~~Detail Drawing — First Floor Build Up NW Tower Typical Details as proposed (Drawing No: 2269-01/06/17)~~  
~~Detail Drawing — NW Tower Arrow Slit Detail Fixed Window NT-FW02 — as proposed (Drawing No: 2269-01/06/18)~~  
~~Detail Drawing — Balustrades Typical Details as proposed (Drawing No: 2269-01/06/19)~~  
~~Detail Drawing — Gatehouse Fire Door (GH-SD01) Typical Details as proposed (Drawing No: 2269-01/06/20)~~

~~Detail Drawing — NW Tower Ground Floor Details as proposed (Drawing No: 2269-01/06/21)~~  
~~Detail Drawing — NW Tower Ground Floor Threshold Details as proposed (Drawing No: 2269-01/06/22)~~  
~~Detail Drawing — NW Tower Door — (NT-GD01) Detail NT-04 as proposed (Drawing No: 2269-01/06/23)~~  
~~Detail Drawing — NW Tower Door (NT-GD02) Detail NT-05 as proposed (Drawing No: 2269-01/06/24)~~

~~Cut and Fill Analysis (Drawing No: 12376-WMS-ZZ-XX-DR-C-39002-S2 Rev P1)~~  
~~Development Viewports (Drawing No: 12376-WMS-ZZ-XX-DR-C-39003-S2 Rev P1)~~  
~~Proposed Contours and Levels (Drawing No: 12376-WMS-ZZ-XX-DR-C-39004-S2 Rev P1)~~

~~Structural Scheme — Multi-Functional Space (Drawing No: 1-01 Rev B)~~  
~~Structural Scheme — Gatehouse Courtyard Level & First Floor Plan (Drawing No: 1-02 Rev B)~~  
~~Structural Scheme — Gatehouse Second Floor and Roof Plans (Drawing No: 1-03 Rev C)~~  
~~Structural Scheme — NW Tower Section & Floor Plans (Drawing No: 1-04 Rev C)~~  
~~Structural Scheme — Entrance Pavilion (Drawing No: 1-05 Rev E)~~

~~Structural Scheme – Gatehouse Sections (Drawing No: 1-06 Rev D)~~

~~Electrical Symbols Legend (Drawing No: 99663/E001 Rev T1)~~

~~Electrical Distribution Schematic Layout (Drawing No: 99663/E002 Rev T1)~~

~~Indicative Data Schematic Layout (Drawing No: 99663/E003 Rev T1)~~

~~Multi-Function Building – Ground Floor Main Below Ground Electrical Service Routes (Drawing No: 99663/E101 Rev T1)~~

~~Multi-Function Building – Ground Floor Main Electrical Service Routes (Drawing No: 99663/E102 Rev T1)~~

~~Pavilion – Ground Floor Main Electrical Service Routes (Drawing No: 99663/E111 Rev T1)~~

~~Pavilion – First Floor Main Electrical Service Routes (Drawing No: 99663/E112 Rev T1)~~

~~Pavilion – Second Floor & Roof Main Electrical Service Routes (Drawing No: 99663/E113 Rev T1)~~

~~Multi-Function Building – Ground Floor Proposed Lighting Layout (Drawing No: 99663/E201 Rev T1)~~

~~Pavilion – Ground Floor Proposed Lighting Layout (Drawing No: 99663/E211 Rev T1)~~

~~Pavilion – First Floor Proposed Lighting Layout (Drawing No: 99663/E212 Rev T1)~~

~~Pavilion – Second Floor & Roof Proposed lighting & Small Power Layout (Drawing No: 99663/E213 Rev T1)~~

~~Multi-Function Building – Ground Floor Proposed Small Power & Ancillary Services Layout (Drawing No: 99663/E301 Rev T1)~~

~~Pavilion – Ground Floor Proposed Small Power & Ancillary Services Layout (Drawing No: 99663/E311 Rev T1)~~

~~Pavilion – First Floor Proposed Small Power & Ancillary Services Layout (Drawing No: 99663/E312 Rev T1)~~

~~Multi-Function Building – Ground Floor Indicative Intruder Alarm Layout (Drawing No: 99663/E401 Rev T1)~~

~~Pavilion – Ground Floor Indicative Intruder Alarm Layout (Drawing No: 99663/E411 Rev T1)~~

~~Multi-Function Building – Ground Floor Indicative Fire Alarm Layout (Drawing No: 99663/E501 Rev T1)~~

~~Pavilion – Ground Floor Indicative Fire Alarm Layout (Drawing No: 99663/E511 Rev T1)~~

~~Pavilion – First Floor Indicative Fire Alarm Layout (Drawing No: 99663/E512 Rev T1)~~

~~Pavilion – Second & Third & Roof Indicative Fire Alarm Layout (Drawing No: 99663/E513 Rev T1)~~

~~Mechanical Symbols Legend (Drawing No: 99663/M001 Rev T1)~~

~~Multi-Function Building – Ground Floor Heating Layout (Drawing No: 99663/M101 Rev T1)~~

~~Multi-Function Building – Ground Floor Ventilation & Above Ground Drainage Layout (Drawing No: 99663/M201 Rev T1)~~

~~Multi-Function Building – Ground Floor Domestic Hot & Cold Water Services Layout (Drawing No: 99663/M301 Rev T1)~~

~~Landscape Master Plan (Drawing No: 1263-001-DR-S3-00 Rev 01)~~

~~Landscape Masterplan (Drawing No: L2752-URB-XX-00-L-DR-497150 Rev P10)~~

~~Typical Details - Sheet 1 of 2 (Drawing No: L2752-URB-XX-00-L-DR-497151)~~

~~Typical Details - Sheet 2 of 2 (Drawing No: L2752-URB-XX-00-L-DR-497152)~~

~~Planting Strategy (Drawing No: L2752-URB-XX-00-L-DR-497153 Rev P01)~~



Reason: So as to define this permission.

### Informatives

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/cil/](http://www.newark-sherwooddc.gov.uk/cil/)

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

02

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. 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 accord Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

03

The development seeks amendment to an existing traffic Regulation Order. Should the applicant wish to pursue this, please e-mail [businessdevelopment@viaem.co.uk](mailto:businessdevelopment@viaem.co.uk) or telephone 0300 500 8080. Please note that this work would be carried out at cost to the applicant and may not result in the desired changes.

04

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the riverbank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk).

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

05

The applicant/developer is advised to contact the Canal and River Trust Works Engineering Team on 0330 0404040 in order to ensure that any necessary consents are obtained and that the works comply with the Trust's "Code of Practice for Works affecting Canal & River Trust."

06

The applicant is advised that any surface water discharge to the River Trent will require prior consent from the Canal & River Trust. As the Trust is not a land drainage authority, such discharges are not granted as of right-where they are granted they will usually be subject to completion of a commercial agreement. The applicant should contact the Trust's Utilities Team on 01942 405766 for further advice in the first instance.

07

The applicant is advised that the Canals and River Trust encourage the applicant to incorporate information in interpretive signage related to:-

- the strategic location of the castle on the River Trent is promoted alongside the importance of the feature to the castle in terms of the development of the market town; and
- the importance of the river today as a place for recreation and well-being.

Please contact the Trust's Heritage Adviser, Kerry Walmsley at [Kerry.walmsley@canalrivertrust.org.uk](mailto:Kerry.walmsley@canalrivertrust.org.uk), or on 0788 0446202/0303 0404040, to discuss further.

08

It should be noted that if the application for the licence is made after May 2024 there is likely to be a need for the emergence surveys to be repeated so that the licence application is determined by Natural England using sufficiently up to date surveys. This would be a matter between the applicant, their contracted ecologist and Natural England.

09

The applicant needs to be made aware that the Ecology Report identified a growth of Japanese Knotweed along the riverbank. This is an invasive non-native species that is very difficult to eradicate and requires intensive management to prevent spread. If there are currently no measures in place to control this species, it is strongly advised that this is put in place as a matter of urgency.

010

List of Supporting Reports and Documents:

~~**Design and Access Statement by Martin Ashley Architects dated Nov 2021 Rev B**~~

**Design and Access Statement by Anotherkind Architects dated July 2024**

Landscape Design & Access Statement (Ref: 2752-URB-ZZ-XX-DA-A-2A3750-P00) dated Nov 2023 by Urban Edge Architecture

Ecology Report dated Nov 2023 by BSG Ecology

Bat Survey Report Rev C dated July 2023 by LM Ecology

Tree Survey Report and Arboricultural Impact Assessment dated 1 Nov 2023 by RPS Group

Heritage Impact Assessment by Martin Ashley Architects dated Nov 2023 – Rev A, as amended by the Design and Access Statement by Anotherkind Architects dated July 2024

**An Archaeological Evaluation by Pre-Construct Archaeology Ltd dated May 2024**

~~Assessment (Report No: YA/2023/180) dated 31 Aug 2023 by York Archaeology  
Structural Methodology (12376-WMS-XX-XX-T-S-20003-S8-P2) dated Aug 2024 by William  
Saunders~~

~~Structural Comments by Hockley & Dawson dated Dec 2021~~

~~Flood Risk Assessment (Ref: 12376-WMS-ZZ-XX-RP-39301-S8-P2) dated Nov 2023 by William  
Saunders~~

~~Drainage Strategy (Ref: 12376-WMS-ZZ-XX-RP-C-39201-S8-P2) dated Nov 2023 by William  
Saunders~~

~~Proposed Drainage Layout (Drawing No: 12376-WMS-ZZ-XX-DR-C-39201-A C2) dated Nov  
2023 by William Saunders~~

Lighting Design Report (Ref: 1262-700-RP-S3 Rev 07) dated Oct 2023 by Michael Grubb Studio

Lighting Specification (Ref: 1262-900-SP-S3 Rev 00) dated Nov 2023 by Michael Grubb Studio

~~Mechanical and Electrical Services RIBA Stage 3 Design Report (Ref: P99663/R02P4) by  
Martin Thomas Associates Ltd dated Nov 2021~~

~~CDM Designers Risk Assessment (Ref: 99663.R04) by Martin Thomas Associates Ltd dated  
Sept 2023 Rev A~~

~~Hazard Elimination and Management Register by Philip Waller Consulting~~

~~Scheme Design (Parts 1 – 4) dated Nov 2023 by Nissen Richards~~

#### BACKGROUND PAPERS

Copy of Committee Report for 21/02690/FUL

[https://publicaccess.newark-sherwooddc.gov.uk/online-  
applications/applicationDetails.do?activeTab=documents&keyVal=R4KMZPLBIVL00](https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R4KMZPLBIVL00)

Application case file.

