

PLANNING COMMITTEE – 8 OCTOBER 2019

Application No:	19/01411/LBC
Proposal:	Alterations and conversion of units 4, 9, 10 and 11 into a single unit including demolition of internal partitions and centralising of incoming services along with all required strip out; new openings into mall area; new floor levels within unit(s); tanking and damp proofing works to basement and creation of extract ducting through the building; Block up window and door to Chain Lane and re-design of shopfront to Middlegate.
Location:	The Buttermarket, Between 27 And 28 Middle Gate, Newark On Trent, NG24 1AL
Applicant:	Newark and Sherwood District Council
Agent:	Guy St John Taylor Associates
Registered:	05.08.2019 Target Date: 30.09.2019
	Extension of Time Agreed Until 11 October 2019
Website Link:	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PVFY21LBKMU00

This application is being presented to the Planning Committee as the applicant is Newark and Sherwood District Council.

The Site

The application site comprises the building known as the 'Buttermarket' and the Royal Exchange Shopping Centre which lies between no. 27 and 28 Middle Gate in the sub-regional centre of Newark Urban Area. In accordance with Section 1 (5) of the Listed Building and Conservation Area Act 1990 the building known as the Buttermarket is considered to form part of the Grade I Town Hall listing, which lies to the east of the application site with through access onto the Newark Market Place. The building is surrounded by listed buildings and has a sensitive location. The site lies within the Newark Town Centre and Primary Shopping Area, within Newark's Historic Core and the defined Conservation Area.

The main Buttermarket access which is of brick wall construction and is formed of elaborately shaped brick gable with a pediment at the top and is accessed off Middle Gate to the north-west, this façade features a large pedestrian access point and four glazed arched openings. There is through access into the exchange shopping area which exits into Chain Lane in addition to through access via the Town Hall onto the Newark Market Place.

Relevant Planning History

19/01410/FUL – Alterations and conversion of units 4, 9, 10 and 11 to form a single unit; Blocking up of window and door on Chain Lane; Re-design of shopfront on Middlegate; Change of allowable uses within the building to incorporate use A1, A2, A3, B1, D1 and D2 – *Pending consideration*

The Proposal

The proposal seeks the alteration and conversion of units 4, 9, 10 and 11 (which are on the northern side of the Buttermarket when accessing via Middle Gate into one single unit to form a bar and restaurant and the change of use of the entire shopping area and existing units to have flexible use classes of A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), B1 (business), D1 (non-residential institutions) and D2 (assembly and leisure).

To facilitate this change there are a number of alterations that are proposed to the building:

Middlegate Façade

Proposed new shop front design includes the repainting of the existing fenestration within the glazed arched openings either side of the main entrance door. The two side doors are proposed to be retained and repainted however the northern side is proposed to be altered with the removal of 8 no. brick courses to mirror the existing opening on the opposite side of the building. Four indicative areas of signage have been shown on the proposed plan, two above the side doorways and two broadly central within the glazed arched openings – two indicative hanging signs are also shown either side of the façades which is shown as a timber hand painted sign hung on a metal decorative bracket bolted to the masonry through the mortar joints as far as practicable and painted black.

Chain Lane Elevation

- An existing window is proposed to be blocked in with masonry, rendered and painted in a 'tax relief' style.
- Doorway proposed to be blocked in with recessed masonry.
- Existing shopfront is proposed to be repaired and repainted and the doorway is proposed to be recessed within the existing shopfront.

Internal Works

Ground Floor: Opening up of units 4, 9, 10 and 11 to form a single unit; changing of internal floor levels to form level access; insertion of folding doors into unit 9 along the Exchange in place of existing glazing/doors; infilling of doorways in units 4 and 10; and ramp installation into unit 9.

First Floor: alterations include the insertion of rises for the ductwork of the kitchen extraction system which includes the removal of a suspended timber floor and insertion of a separate sider compartment with a 60 min fire rating.

Basement: removal of the existing floor screed and removal of a modern staircase to allow for the tanking of the basement and construction of a new staircase due to excessive damp affecting all walls.

A full planning application has been submitted to accompany this proposal – **19/01410/FUL**

Documents considered within this appraisal:

- Revised Site Location Plan – Ref. 34.492.14-08-OS Rev A
- Existing Elevations and Sections – Ref. 20977 04 ES 0
- Existing Ground Floor Plan - Ref. 20977 02 P A
- Existing First Floor Plan - Ref. 20977 03 P A
- Existing Basement Plan – Ref. 20977 01 P A
- Proposed Ground Floor Plan - Ref. 34.492.14-20-01 Rev B
- Proposed First Floor and Basement Plan – Ref. 34.492.14-20-02
- Existing and Proposed Elevations Middlegate – Ref. 34.492.14-21-01 Rev B
- Existing and Proposed Elevations Chain Lane – Ref. 34.492.14-21-02 Rev A
- Historic Impact Assessment Revision D

Departure/Public Advertisement Procedure

Occupiers of 55 neighbouring properties have been notified by letter. A site notice has been displayed near to the site and an advert has been placed in the local press.

Planning Policy Framework

The Development Plan

Newark and Sherwood Core Strategy DPD (adopted March 2011)

Core Policy 14 – Historic Environment

Allocations & Development Management DPD

DM9 – Protecting and Enhancing the Historic Environment

Other Material Planning Considerations

- National Planning Policy Framework 2019
- Planning Practice Guidance
- *Historic England's Good Practice Advice Note 2 – Managing Significance in Decision Taking in the Historic Environment*
- *Historic England Advice Note 2 – Making Changes to Heritage Assets*

The Development Plan

Newark and Sherwood Core Strategy DPD (adopted March 2011)

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- *Historic England Advice Note 2 – Making Changes to Heritage Assets*

Consultations

Newark Town Council – “The following comments were AGREED at Newark Town Council's Planning Meeting held on 4.9.19:

i) it was decided to raise No Objection and fully support this application that would enhance the town centre leisure and night time economy.

ii) however, the District Council's attention is drawn to the comments made by Heritage England, in this regard, Members asked that a review of the proposed building frontage/signage works on Middlegate be undertaken to achieve an outcome that would satisfy Heritage England.

iii) The District Council should submit and agree a scheme with the Town Council to deal with the storage and disposal of waste arising from the premise.”

NSDC Conservation Officer – “Site Analysis

The site is adjoined to Newark Town Hall. The Town Hall was designated Grade I (LEN 1196430) in 1950. The law makes it clear that any building or structure physically attached to a listed building, or if detached, having formed part of the land since before 1948, is also listed (section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990). The tests set out under the old PPG15 provide a useful framework by which to clarify the extent of curtilage listing. Ownership at the time of listing, historic association, subservience and physical relationship are key in that assessment.

The covered market meets the curtilage tests entirely, and I therefore consider the Victorian building to be part of the Town Hall listing.

As part of the complex between Middle Gate, Market Place and Chain Lane, no. 23 Middle Gate is Grade II listed (LEN 1196432) and was designated in 1992.

The listing description for Newark Town Hall advises,

‘Town Hall and former gaol. 1774-6, with late C18 and mid C19 additions. By John Carr of York. Restored 1989-91 by Guy St John Taylor Associates and James Brotherhood Associates. Mansfield white sandstone ashlar and brick with slate roof. Plinth, frieze, dentillated cornice, open balustrade with urns at the corners. Windows are glazing bar sashes. 3 storeys; 7 window range. Projecting 3-bay centre has a giant tetrastyle Doric portico with balustrade, and pediment containing the Town Arms, topped with a central figure of Justice renewed c1983. At the angles of the pediment, pedestals with a lion to left and a unicorn to right. Within the portico, 3 tall windows, the central one pedimented and the flanking ones corniced. Above them, 3 smaller windows. Outer first floor windows have cornices and pseudo-balustrades. Smaller second floor windows have moulded architraves. Rusticated ground floor has round arched openings with multiple keystones and impost band. In the centre, 3 doorways with wrought iron grilles and gates. Beyond, single glazing bar windows and beyond again, single doorways with half-glazed doors with fanlights. To left, late C18 addition forming Mayor's Secretary's office. Red brick with ashlar lintels and slate roof. 4 storeys; single window range of glazing bar sashes, and a round arched entry with keystone. Interior has an outstanding ballroom with paired pilasters and domed apsidal ends, screened by pairs of giant Corinthian columns. Coved compartmented ceiling by Kilminster of Derby. Central enriched marble fireplace on each side wall. Front has 4 doors in decorated surrounds, and rear 2 doors. Rear has central window with fanlight, flanked by single busts on console brackets. Central council chamber has metope and triglyph frieze, ceiling bosses and door and window architraves

with cornices. Mayor's Parlour and picture room have moulded cornices, elaborate doorcases and marble and wood fireplaces. Oval stairwell has dogleg stair with winders and ramped and scrolled mahogany handrail. Below the ballroom, an 8 x 3 bay market hall with Doric arcades and engaged columns in the aisles. Round arched side openings. On the north side, former gaol, mid C19, brick, with slate roof. Single storey, with 3 windows and 4 doors, one of them blocked, all with segmental heads. The Town hall is described as "a fine example of its type and period" (Pevsner) and is a good example of the work of John Carr'.

The listing description for no. 23 Middle Gate advises:

'Former public house, now shop. Early C18, restored 1989. Brick with steep pitched plain tile roof. Plinth, first floor band, cogged and dentillated eaves, coped gables. 2 storeys plus attics; 4 window range of segment headed glazing bar sashes. Above, 2 C20 gabled dormers with 2-light casements. below, off-centre half-glazed panelled door with overlight, flanked to left by 2 glazing bar sashes, all with segmental heads. To right, a plain carriage opening. Left gable has a C20 3-light shop window'

The covered market, known as the Buttermarket has undergone a significant restoration in the 1980s, introducing a row of **shops** and mezzanine floor.

The other parts of the land holding now identified as the shopping centre are less clear cut. The 1989 phase has remodelled and altered this space extensively, and much of it is not 'special'. However, the physical connection and single ownership of these service areas, including the Royal Exchange, Hobsons, Escape and the upstairs former bar area, could be interpreted as being one single 'extension' to the principal listed building. Inevitably, this interpretation is not so simple.

The building range along Chain Lane containing unit 11 (currently Escape) has been extensively reconstructed, but otherwise appears to be the historic service range to the former Inn on Middle Gate (23 Middle Gate- see late 19th century OS maps). Some of the masonry is 1980s stretcher, but areas on Chain Lane at higher level include traditional dentillation and some English Garden Wall with off-centre stretcher bond, suggesting 19th century masonry. The annexation of this unit from 23 Middle Gate prior to 1992 ensures that this building range cannot be characterised as curtilage to that property. On the other hand, it seems insufficient to find that the ownership and physical connection of this unit to the Town Hall in the modern era is sufficient to make it curtilage listed either, despite the extent of openness within the unit out of the original building wall line of the covered market (formed by the two arched openings) which encourages the concept of the larger 'extension'.

The line of units on the east side of the Exchange (including Hobsons) appear to contain some historic fabric and some level of connection through to the cells (this area is marked stables on historic conveyance plans), and perhaps might be more obviously determined as curtilage (as an extension of the Town Hall ground floor).

Legal and policy considerations

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') requires the Local Planning Authority (LPA) to pay special regard to the desirability of preserving listed buildings, their setting and any architectural features that they possess. In addition, section 72 of the Act requires the LPA to pay special attention to the desirability of preserving or enhancing the character and appearance of the CA. In this context, the objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process.

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 in proposals 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.

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.

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.

Additional advice on considering development within the historic environment is contained within the Historic England Good Practice Advice Notes (notably GPA2 and GPA3). In addition, 'Historic England Advice Note 2: making changes to heritage assets' advises that the main issues to consider in proposals for additions to heritage assets, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting (paragraph 41).

Assessment of proposal

The scheme includes alterations to Chain Lane elevation, Middle Gate elevation and internal alterations.

Chain Lane

Existing shop front is to be retained, repaired and repainted. A new recessed door to be inserted

Chain Lane, block up existing window and door with recessed brick. It is proposed to plaster and paint it a window to look like a 'tax relief' window. The bricks will match as closely in a stretched bond. A NHL 3.5 mortar will be used. These features reference a historic design approach.

Middle Gate

The scheme looks to remove brick work below the left glazed arch, to create a doorway. This reflects the arch on the right hand side.

Signage is to be located along existing panels along with two additional hanging signs. The hanging sign are to be on a decorative metal bracket fixed within the mortar joints. The sign will be painted.

It is proposed to feed any ductwork up through the first floor again only disturbing 1980s fabric.

The existing fenestration will be retained, repaired and repainted.

Internal

Internal works relates to northern section of the Buttermarket towards Chain Lane. This includes units 4, 9 – 11. The proposal creates a large single unit. The fabric to be removed relate to the 1980s restoration, original Georgian cast iron post are to be retained. Therefore, the creation of a single unit does not affect the historic or architectural interest of the building.

The plans identify the area for ventilation and extraction. As the layout of future tenants is unknown therefore the details are indicative. This part of the building is largely a later infill and does not have significant historic fabric.

The proposed stairs to be removed and replaced are modern therefore will not harm the historic significance of the listed buildings. The cellar is to be tanked due to the future use of the building and the requirement to have a dry space. The cellar does not have any significance fabric or architectural features.

The proposal complies with the objectives of preservation required under section 66 of the Act. In addition the proposal follows the heritage objectives contained within the Council's LDF DPDs and section 16 of the NPPF."

NCC Highways – "The site is located within the town centre. This proposal does not affect the public highway, therefore, there are no highway objections."

NSDC Environmental Health – "The proposal includes a change to include a food take away. This will require extract ventilation for the removal of cooking vapours which may smell of cooked food. Details of the means of extract ventilation and odour control for the purposes of food hygiene and nuisance abatement must be described in full before this application can be fully supported. This must include sufficient detail of noise emissions associated with any extraction system.

The food business operator will be required to register the establishment with the Council. It is recommended that the applicant be advised to register within 28 days of opening."

Additional Comments 16.9.19 – "The point of discharge of cooking fume and odour is not clear although the proposed ducting route between ground and first floor has been identified.

Before final consent is discharged the controls to be put in place against potential odour and noise nuisance from the intended kitchen extract ventilation system must be submitted for evaluation.

Advice notes

1: To meet food safety requirements access to ventilation ducting will be required for cleaning purposes.

2: Drainage details. The proposal refers to a grease filter unit. Details of the installation of this unit and its intended maintenance plan will need to be checked to ensure there is no conflict with food safety requirements"

Historic England – "Significance

The Town Hall is listed Grade I as a building of exceptional interest, placing it within the top 2.5% of buildings in the England. It is an imposing and important civic building by John Carr of York expressing the Palladian approach to architecture fashionable at the time. Dating to 1774-6 with late C18 and mid C19 additions, the building is described by Pevsner as 'a fine example of its type and period.' (The Buildings of England: Nottinghamshire, 1979). To the rear of the Town Hall is the Victorian covered market known as the Buttermarket. It dates to the 1880's and was designed by Mr C Bell FRIBA. The Buttermarket was restored and converted to a shopping arcade in 1989-91.

Sufficiency of information

The accompanying Heritage Statement & Impact Assessment identifies the Buttermarket as being grade II listed (Page 8), this is not the case. The local planning authority identify the building as being part of the grade I listed Town Hall. Having reviewed the information provided within the document, we note that whilst an assessment of the significance of the ground floor (Page 20) is provided, there is no assessment of the significance of the basement area. We are therefore unable to assess the potential impact of the proposed tanking of the basement and removal of the staircase on the overall significance of the building and the character of this area. We advise that further information is provided to meet the requirements of paragraph 189 of the NPPF 2019 and address this important issue.

Impact

The proposals include both internal and external alterations. Having reviewed the supporting information, our concerns relate to the sufficiency of information in relation to the basement as outlined above and the proposed alterations to the Middlegate façade. We are content to defer to your in-house conservation team in relation to the remaining proposals.

The Middlegate façade is a fine architectural composition. It is built of red brick and consists of a pedimented Dutch gable with three large arched openings in the central section flanked by a further arched opening either side. Architectural features include a circular window within the gable and decorative brickwork, including three distinct decorative bands. The facade contributes to the overall significance of the building and has a strong presence within the street scene, making a strong positive contribution to the character and appearance of the conservation area.

The proposal is to provide new doors and shop fronts within the arched openings and to provide steel fretwork panels within the upper sections of the openings, providing areas for signage. The steel panels occupy a large proportion of the openings and would project below the decorative horizontal band. This would alter the architectural proportions and disturb the balance of the façade which would have an adverse visual impact. The proposed signs would compound this effect. In our view, this would harm the architectural significance of the building.

We appreciate that it is desirable to have effective signage to attract footfall into the Buttermarket but consider that there are less harmful ways of achieving this. We therefore advise that the proposed signage and steel fretwork panels are reconsidered. An alternative option could be to provide hanging signs of an appropriate design. These would be less visually intrusive, subject to design and have the potential to attract more passing trade as opposed to the proposed signs which would only be visible from directly opposite the building. We are content to defer to your in-house conservation team in relation to the detailed design.

Policy

Our advice is given in accordance with Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF), the Planning Practice Guidance and the Historic Environment Good Practice Advice in Planning Note 2.

Paragraph 192 of the NPPF encourages local authorities to sustain and enhance the significance of heritage assets. The NPPF states that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (paragraph 194).

Paragraph 196 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.

Recommendation

Historic England has concerns regarding the applications on heritage grounds as outlined above. We recommend you seek further guidance from your in-house conservation team in relation to the issues raised.

In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.”

Comments of the Business Manager

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works, the local planning authority...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. Paragraph 194 of the NPPF, for example, 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 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.

Impact upon the Special Interest of the Listed Building

I am of the opinion that the most important consideration in the assessment of this application is the heritage impact to this listed building and the wider impact on the conservation area. The Conservation Officer has appraised the historic context of the site in her comments above and as such I do not intend to rehearse these points. I concur entirely with the view of the conservation officer who has commented in support of this application which sees relatively minor external modifications to the building including the blocking up of an existing doorway with recessed brickwork, blocking up of an existing window with a tax relief style replacement on the Chain Lane façade and alterations to the Middlegate façade which include minor alterations to the existing fenestration and the addition of four indicative signage fascias and a projecting hanging sign on the northern side of the façade. The alterations are considered to preserve the special architectural and historic significance of the building; the alterations to the Middlegate façade are also considered to respect the significance of this part of the building.

The principle of the indicative signage is considered to be appropriate and in accordance with the NSDC Shopfronts and Advertisements SPD, the Conservation Officer is also satisfied that the adverts are proportionate and appropriate for the historic façade and will not unduly impact the character of the building or wider conservation area. The tenant will however need to apply for separate advertisement consent once they have devised a complete signage specification. I note that the comments made by Historic England are an objection to the alterations to the Middlegate Façade; however the proposal has been altered since these comments were received and the elements that were contested by Historic England have been removed, their comments relating to proposed hanging signs have been taken on board and advanced within these revised proposals and HE have deferred to NSDC's in house Conservation Team for the final overall assessment. The revised signage proposal including the new hanging signs proposed are considered to be less visually intrusive than initially proposed and overall the conservation officer has raised no objection to these proposed alterations, which were concluded to have little impact on the building or wider area.

In conclusion, given the positive conclusion of the conservation officer that the proposed internal and external alterations would not be harmful and would preserve the historic significance of the grade II curtilage listed building and subject to the use of appropriate materials and further applications for detailed signage and ventilation and extraction specifications I am satisfied that the proposal will preserve the character and appearance of the conservation area and will result in no harm to the listed building. The proposal therefore reflects the objectives of preservation required under section 72 of the Act. In addition the proposal follows the heritage objectives contained within the Council's LDF DPDs and section 16 of the NPPF.

RECOMMENDATION

Listed Building Consent is granted subject to the conditions below;

Conditions

01

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

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

02

The works hereby permitted shall not be carried out except in complete accordance with the following approved plan references:

- Revised Site Location Plan – 08-OS Rev A
- Proposed Ground Floor Plan – Ref. 20-01 Rev B
- Proposed First Floor and Basement Plan – Ref. 20-02
- Existing and Proposed Elevations Middlegate – Ref. 21-01 Rev B
- Existing and Proposed Elevations Chain Lane – Ref. 21-02 Rev A

Reason: So as to define this consent.

03

The works hereby permitted shall be constructed entirely of the material details submitted as part of the planning application and annotated on the submitted drawings unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity.

04

The materials to be used in the alterations and repairs hereby permitted shall match those used in the existing building in terms of type, colour and texture, size, profile and bonding pattern unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard the special architectural or historical appearance of the listed building.

05

Notwithstanding the details shown on the approved plan ref. Existing and Proposed Elevations Chain Lane – 21-02 Rev A the tax relief window shown shall have a glazing pattern of 3 x 4 panes comprising a mock white frame and black panes unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard the special architectural or historical appearance of the listed building.

06

Notwithstanding the details shown on the approved plan ref. Existing and Proposed Elevations Chain Lane – Ref. 21-02 Rev A the new masonry forming the blocked doorway shall be recessed between 25 – 50mm unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard the special architectural or historical appearance of the listed building.

07

No development shall be commenced in respect of the features identified below, until details of the design, specification, fixing and finish in the form of drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the local planning authority. Development shall thereafter be undertaken and retained for the lifetime of the development in accordance with the approved details.

External windows and doors and their immediate surroundings, including details of glazing and glazing bars.

Internal Sliding Doors

Soil and vent pipes

Reason: In order to safeguard the special architectural or historical appearance of the building.

08

Prior to the installation of any ventilation and extraction units in the larger unit (combined units 4, 10, 9 and 11) as shown on the Proposed Ground Floor Plan - Ref. 20-01 Rev B a detailed ventilation and extraction scheme, including precise manufacturers details and extraction vents and flues shall be submitted to and approved in writing by the local planning authority. On cessation of the need for the equipment, the redundant extraction and ventilation system shall be removed and the roof reinstated to its former appearance, form and elevation.

Reason: In the interests of residential amenity and in order to safeguard the special architectural or historical appearance of the building.

Note to Applicant

01

For the avoidance of doubt this consent should be read in conjunction with Planning Application 19/01410/FUL.

02

This grant of listed building consent does not convey consent for the display of any advertisement on the application site which will require separate advertisement and listed building consent.

03

The applicant is reminded that should an A3 use be operated from the site then a separate planning application and listed building consent is required for the installation of suitable odour abatement. This is development in its own right and requires a separate grant of planning permission and listed building consent.

04

The application as submitted is acceptable. In granting permission without unnecessary delay the District Planning Authority is implicitly working positively and proactively with the applicant. This is fully in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

BACKGROUND PAPERS

Application case file.

For further information, please contact Honor Whitfield on ext 5827

All submission documents relating to this planning application can be found on the following website www.newark-sherwooddc.gov.uk.

Lisa Hughes

Business Manager – Planning Development

Committee Plan - 19/01411/LBC

