

<b>Date of Meeting</b>	06 April 2017
<b>Application Number</b>	16/09919/FUL & 16/10183/LBC
<b>Site Address</b>	Old Ship Hotel Castle Street Mere BA12 6JE
<b>Proposal</b>	Conversion and renovation of the existing Grade II* Listed Old Ship Inn into 7 Apartments and 2 x three bed cottages. To include the demolition of outbuildings and construction of an additional new build two bed cottage to the rear (10 dwellings in total).
<b>Applicant</b>	Havenbrae Property
<b>Town/Parish Council</b>	MERE
<b>Electoral Division</b>	MERE – Cllr Jeans
<b>Grid Ref</b>	381220 132404
<b>Type of application</b>	Full Planning & Listed Building Consent
<b>Case Officer</b>	Warren Simmonds

### Reason for the application being considered by Committee

Councillor Jeans has called the application to Committee following concerns in respect of whether the proposal would make suitable provision for parking and in respect of the impact of the proposed development on the character and setting of the listed building and surrounding conservation area.

#### 1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved subject to the Conditions set out at the conclusion of this report.

#### 2. Report Summary

1. Principle of the proposed development
2. Design and impact on listed building(s)
3. Impact on the designated Conservation area
4. Impact on the amenity of neighbours
5. Highways and parking issues
6. Archaeology
7. Ecology

## 8. Affordable housing provision and CIL

Mere Town Council: Object on grounds including cramped overdevelopment of the site, detrimental impact on the integrity of the GII\* listed building, inadequate parking provision, inadequacy of submitted plans and statements.

Neighbourhood responses: Six representations from third parties were received. Two were in support of the proposal, one was neither in support or opposition, three were opposed to the development on grounds including loss of the public house, loss of tourism accommodation, parking and access/Highway safety issues, impact on the listed building and conservation area.

### 3. Site Description

The application relates to the Old Ship Hotel, located on Castle Street in Mere. The building is set over three stories and has a large yard at the rear (accessed off Manor Road). The building is GII\* listed, was previously used as an 11 bedroom hotel, with associated bar, restaurant and kitchen facilities and is located within the designated conservation area of Mere.

### 4. Planning History

S/1984/0188	FORMATION OF CAR PARK FOR FOUR CARS
S/1998/0261	ALTERATIONS TO PART OF WALTON BUILDING TO PERMIT CONVERSION OF ADJACENT BUILDING TO NINE FLATS
S/1998/0260	PARTIAL DEMOLITION AND CONVERSION OF WAREHOUSE TO FORM 5 x TWO BEDROOMED FLATS AND 4 x ONE BEDROOMED FLATS
S/1987/0356	ALTERATIONS AND ADDITION OF COVERED WAY
S/2005/0481	SHOP REFURBISHMENT AND CONVERSION OF EXISTING BUILDINGS TO FORM SEVEN DWELLINGS
S/2005/0475	SHOP REFURBISHMENT AND CONVERSION OF EXISTING BUILDING TO FORM SEVEN DWELLINGS
S/2007/0683	NEW BANK SIGNAGE
S/1984/0807	L/B APPLICATION - FORMATION OF EN-SUITE BATHROOMS TO EXISTING BEDROOMS. REFURBISHMENT OF MANAGEMENT SUITES
S/2006/0994	REINSTATE COTTAGE TO HABITABLE CONDITION - REPAIR ROOF - GUTTERING - SASH WINDOWS REPAIR IF POSSIBLE OR REPLACE LIKE FOR LIKE. REPLACE KITCHEN AND STAIRS, UPGRADE ELECTRICAL / PLUMBING SYSTEMS - REDECORATE / REPAIR WALLS AND CEILING
S/1984/1202	CHANGE OF USE OF OUTBUILDINGS TO FORM 1 NO. RESIDENTIAL UNIT
S/2004/1902	ERECTION OF THREE TWO BEDROOM DWELLINGS WITHIN THE CURTILAGE AND CREATION OF FOUR ONE BED FLATS WITHIN EXISTING ANNEXE INCLUDING DEMOLITION OF EXTENSIONS THERETO AND ASSOCIATED PARKING
S/2004/2013	SHOP REFURBISHMENT AND CONVERSION OF EXISTING BUILDING TO FORM SEVEN DWELLINGS
S/1999/2202	NEW ENTRANCE / RECEPTION AREA INTERNAL ALTERATIONS INCLUDING EN-SUITE BATHROOMS TO EXISTING GUEST ROOMS DEMOLITION OF OUTBUILDING AND EXTENSION OF

	CAR PARK
S/2004/2452	REVISION OF S/2003/2457 - EXTEND GROUND FLOOR FLAT IN EXISTING DEVELOPMENT CURRENTLY UNDER CONSTRUCTION TO CREATE LARGER LIVING ROOM BATHROOM DRESSING ROOM AND THREE STORES WITHIN EXISTING WAREHOUSE BUILDING
S/2003/2482	PARTIAL DEMOLITION. EXTENSION AND CONVERSION OF EXISTING BUILDING TO FORM EIGHT FLATS.
S/2003/2483	DEMOLITION OF VACANT GARAGE (PRIOR TO THE ERECTION OF 3 BEDROOMED COTTAGE AND CONVERSION OF THE WALTON BUILDING TO 8 FLATS) DEMOLITION OF BOUNDARY WALL
S/2003/2457	PARTIAL DEMOLITION, EXTENSION AND CONVERSION OF EXISTING BUILDING, TO FROM 8 FLATS AND ERECTION OF DETACHED 3 BEDROOM COTTAGE
S/2003/2552	PARTIAL REMOVAL OF INTERNAL WALLS AT GROUND FLOOR LEVEL TO OPEN UP EXISTING RETAIL UNIT
S/2004/2701	SHOP REFURBISHMENT & CONVERSION OF EXISTING BUILDING TO FORM SEVEN DWELLINGS
S/2004/2615	AMENDMENTS TO PREVIOUS LISTED BUILDING CONSENT S/2003/2482 (DATED 3.3.04) WITH REGARD TO LIFT SHAFT TO PROVIDE REQUIRED HEADROOM AND REMOVAL OF BRICK FLUES ON EAST ELEVATION.
16/10183/LBC	Conversion and renovation of the existing Grade II* Listed Old Ship Inn into 7 Apartments and 2 x 3 bed cottages. To include the demolition of outbuildings and construction of a new build 2 bed cottage to the rear.

## 5. The Proposal

The applications propose the conversion and renovation of the existing Grade II\* Listed Old Ship Inn into 7 Apartments and 2 x three bed cottages. Also proposed is the demolition of outbuildings and construction of an additional new build two bed cottage attached to the rear (10 dwellings in total).

## 6. Local Planning Policy

Wiltshire Core Strategy Core Policies CP1, CP2, CP17, CP35, CP39, CP40, CP45, CP49, CP50, CP57, CP58 & CP64  
NPPF & NPPG

## 7. Summary of consultation responses

WC Highways – No Highway objection

Historic England – Support in principle, with comments

Conservation officer – Support subject to Conditions

Salisbury Civic Society – Conversion acceptable in principle, comments re heritage information submitted and the availability of natural stone materials

WC Ecology – No objections

WC Archaeology – Support, subject to Conditions

WC Housing officer – Confirms no requirement for affordable housing provision

WC Education – No developer contributions required  
Economic Development & Tourism – Objects to loss of visitor accommodation  
WC Waste Services – Support, subject to Conditions  
Drainage officer – Further information requested  
Public protection officer – No objection, subject to Conditions  
Wessex Water – Standard letter of advice and infrastructure plan received  
Wilts Fire & Rescue – Standard letter of advice received  
Mere Town Council – Object on grounds including cramped overdevelopment of the site, detrimental impact on the integrity of the GII\* listed building, inadequate parking provision, inadequacy of submitted plans and statements.

## **8. Publicity**

The application was publicised via neighbour notification letters, press notices and by site notices displayed at the front of the building.

Neighbourhood responses: Six representations from third parties were received. Two were in support of the proposal, one was neither in support or opposition, three were opposed to the development on grounds including loss of the public house, loss of tourism accommodation, parking and access/Highway safety issues, impact on the listed building and conservation area.

## **9. Planning Considerations**

### **9.1 Principle of the proposed development**

The existing authorised use of the building is a public house. The building is located within the settlement boundary of the city of Mere (defined within the WCS as a Local Service Centre) where residential development and redevelopment is considered acceptable in principle, as set out within Core Policies CP1, CP2 & CP17 of the adopted Wiltshire Core Strategy.

The application building last traded as a public house, restaurant and 11 bedroom hotel known as 'The Old Ship Inn' and is set out as a bar/restaurant and kitchen at ground floor level, with bedrooms and a function room at first floor level, and further bedrooms at second floor level.

It is understood from the applicant that the former public house/hotel ceased trading in late 2013. The property has since been offered for sale and marketed by estate agents for several years, with no interest from pub operators, companies or individuals looking to run a pub, restaurant or hotel/tourism use, or any other community facility or use (see Marketing Report produced by Aspire Architects, submitted by the applicant).

#### **9.1.1 Loss of the use of the building as a public house**

In respect of the loss of the use of the building as a public house, Core Policy CP49 deals with the protection of community facilities (and rural services). Within CP49 there are policy measures to prevent/resist the unwarranted loss of public houses outside of settlements,

which includes safeguards and measures to ensure that there is no demand or viability for the continuing use of the building as a public house or as an alternative community facility.

However, the applicant has provided a Marketing report produced by Aspire Architects (as published on the Council's website), which shows that the public house (which ceased trading approximately 3.5 years ago) has been offered for sale and marketed by estate agents over the intervening years, with no interest from pub operators, companies or individuals looking to run a pub, restaurant or hotel/tourism use, or any other community facility or use.

In these respects it is considered the proposal has been demonstrated as being accordant with this policy.

The application site/building is not listed as an Asset of Community Value, and has not been nominated for consideration for listing as an Asset of Community Value.

#### 9.1.2 Loss of the use of the building as an employment use

In respect of the loss of the use of the building as an employment use, Core Policy CP35 deals with existing employment sites. CP35 relates only to the retention of B1, B2 and B8 employment uses and is not considered relevant to this application (public houses fall within Use Class A4, hotels are C1). Therefore the change of use of the former public house and consequent loss of the use of the site as an employment use is not considered discordant with the Core Strategy's policy stance on employment.

#### 9.1.3 Loss of tourism accommodation

The Economic Development & Tourism officer has objected to the proposal on the basis of the loss of tourism accommodation. Core Policy CP39 of the WCS deals with Tourism Development and seeks to achieve growth in Wiltshire's tourism sector. The policy is supportive of new tourist development. Core Policy CP40 deals with Hotels, bed and breakfasts, guest houses and conference facilities and is accordingly supportive of new development. CP40 also seeks to resist the change of use of existing bed spaces provided in hotels or public houses to alternative uses, unless it can be clearly demonstrated there is no longer a need for such a facility in either its current use, or in any other form of tourism, leisure, arts, entertainment or cultural use.

In respect of the above, it is an important material consideration that the premises ceased trading as a pub and hotel accommodation more than three years ago (following a succession of unsuccessful attempts to run it as a pub/restaurant and hotel) and has been marketed since without success. Additionally, the marketing evidence put forward by the applicant informs that each of the three tenants who had operated the property since 2008 had vacated or disappeared before the end of their lease, *"In most cases owing rent."*

In these respects it is considered it has been adequately and satisfactorily demonstrated that there is no longer a need for the facility in its former use or in any other appropriate tourism, arts, entertainment or cultural use.

#### 9.1.4 Summary of Section 9.1

Taking into account the policy context set out within the adopted Wiltshire Council Core Strategy, saved local plan policies and the guidance provided by the NPPF & NPPG the proposed change of use of the former public house/hotel to residential dwellings (and the construction of an additional dwelling) are considered accordant with the relevant local and national planning policy context and is considered acceptable in principle.

#### 9.2 Design and impact on listed building(s)

The existing building is GII\* listed and located within the designated conservation area of Mere. Consequently much consideration and assessment has been given to the impacts of the proposed development on the character, setting and historic fabric of the building, and to the impact(s) of the proposal on the existing character of the surrounding conservation area.

The conservation officer has advised/been involved in the evolution of the scheme from pre-application to the submitted scheme and has no objection in principle to the proposed residential conversion and new cottage, subject to Conditions (as set out at the conclusion of this report).

Concerns had been raised as to whether the existing wrought iron hanging bracket on the front of the main building would be retained – it has been confirmed that this will be the case and revised drawings provided detailing its retention.

Additionally, concerns had been expressed about the prospect of putting glazed doors in the main front archway/entrance – this proposal has been changed and the glass doors are no longer proposed. Instead the existing timber doors are to be retained (with revised drawings provided to detail their retention).

Historic England were consulted and have provided a generally supportive response, including:

*“Historic England welcomes the sensitive re-use of historic buildings, and we will be pleased to see this important building in Mere brought back in to use. The conversion to residential use seems achievable without causing undue damage to the significance of the building, however it is of great importance that the level of subdivision required to accommodate such a use is not so intensive as to cause harm to the building, and we would advise that this be carefully considered. We recognise that the building has seen many alterations over the years; this presents an opportunity to look to reinstate some of the building's historic layout. Where new partitions are proposed, it is essential that the details of these and their relationship to existing fabric is appropriate.”*

The Consultation response concludes with the following recommendation:

*“...recommend that this application be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.”*

It is therefore considered the proposed development can be undertaken without detriment to the character, setting or historic fabric of the GII\* listed building, and without adversely affecting the existing character of the surrounding conservation area.

#### 9.3 Impact on the designated Conservation area

As previously mentioned, alterations to the front of the building are limited – the existing wrought iron hanging bracket is to be retained, as are the existing timber doors to arched entranceway.

The new build cottage is at the rear of the property and set reasonably well back from the public highway and footway. The use of appropriate natural (Midhurst) stone materials for the walls.

Taking into consideration the limited external alterations proposed, and the use of sensitive and appropriate materials where proposed, it is considered the proposed development can be undertaken without adversely affecting the existing character of the surrounding conservation area.

#### 9.4 Impact on the amenity of neighbours

The application proposes the residential conversion of the main building into 7 apartments, the conversion of the rear projecting element to create 2 x cottages and the construction of a new cottage adjoining the rear projecting element.

The immediate surrounding area is predominantly residential. The change of use from public house/restaurant and hotel accommodation to residential accommodation is considered a compatible form of development within the existing predominantly residential area.

The amount of new build for the proposal is relatively small (limited to the construction of an adjoining, modest two bedroom cottage), the remainder of the development is the conversion of the existing building.

Taking into consideration the separation distances, orientation and general relationship between the proposed apartments and cottages and the closest existing neighbouring properties on all sides, and taking into consideration the positions of windows and doors (both existing and proposed) relative to existing neighbouring properties, it is considered the proposed development would not result in the undue overlooking or overshadowing, or otherwise unduly conflict with the amenity of neighbouring residents or uses.

#### 9.5 Highways and parking issues

The hard surfaced land to the rear of the building provides off-street parking for the proposed development and for several adjoining/surrounding properties.

It is understood that parking is currently being provided for:

- Ostlers Cottage (S/2006/0994 – Listed Building consent only to re-establish use of the building as a dwelling, no parking provided)
- Three existing (two bed) dwellings and four existing (one bed) flats – Approved under S/2004/1901 with 7 covered parking spaces (no Conditions re parking provision imposed):



(Approved plan for S/2004/1901)

And as a result of the proposed development, parking will be additionally required for:

- Seven proposed apartments
- Two proposed three bed cottages
- One proposed two bed cottage
- Visitors for the above

The applicant has provided a revised parking plan which has labelled spaces provided as follows:

- 18 spaces to serve the proposed apartments and cottages
- 7 spaces to serve existing surrounding properties
- 2 spaces for visitors

The Highways officer (following in-depth liaison with officers and the applicant) has assessed the application and provides the following comments:

*“I am aware of the local concern regarding the parking pressures in the vicinity of The Old Ship site. I have reviewed the parking associated with the existing properties at the site for which planning approval was gained in early 2005. At that time parking for 7 vehicles for the 7 residential units was considered to be appropriate and met with the relevant parking standards. I am therefore not in a position to request additional parking for these properties.*

*The parking for the proposed residential units should meet the current parking standards (as contained within Wiltshire Local Transport Plan 2011-2026). This equates to a total of 20 spaces including a provision of 2 visitor spaces based on 0.2 per dwelling. Given that the proposal meets the parking requirements as set out in the parking strategy, a need for additional parking, over and above that shown, cannot be justified.*

*It is also necessary to consider the former use of the site which would have had a level of parking need and which is far harder to predict as it depends on the success of the hotel / pub business.*

*I have carefully considered the proposal and I wish to raise no highway objection. I recommend that the following conditions are applied should permission be granted...”*

The applicant remains to owner of the land and it is understood negotiates individually with users of the car parking spaces in respect of their continued availability and use. Whilst the



planning process cannot be used to control ownership of land (the parking spaces), it is considered that a Condition can be imposed to identify the parking spaces set out within the submitted plans and require them to be laid out in accordance with the approved details and be maintained and remain available for this use at all times thereafter.

Taking into consideration the above, it is considered the proposal makes suitable and sufficient provision for off-street parking to serve the development and to continue to serve related neighbouring developments.

#### 9.6 Archaeology

The Assistant County Archaeologist has assessed the proposal and recommends that a phased programme of archaeological works should be conditioned on any planning permission. The Assistant County Archaeologist supports the proposed development, subject to Conditions.

#### 9.7 Ecology

The applicant has submitted a protected species survey report for the buildings on the site. The survey report concluded that the property does not hold a bat roost and the proposed works are unlikely to effect on any bats.

The Council's Ecologist has assessed the proposal and raises no objections.

#### 9.8 Affordable housing provision and CIL

The Council's Housing Development Officer has assessed the proposal. She confirms that Core Policy 43 of Wiltshire Council's Core Strategy sets out when affordable housing will be required and indicates the proportion which will be sought from open market housing development. The affordable housing requirement would constitute a 30% provision for the area in which the site is located. She goes on to state:

*"However it has been confirmed that Vacant Buildings Credit will be applicable to this development. After the application of the Vacant Buildings Credit, there will be no requirement for affordable housing provision in relation to the proposals for this development."*

Therefore the proposed development is not required to make provision in respect of affordable housing.

In terms of the Community Infrastructure Levy (CIL), the proposed development is CIL liable.

### **10. S106 contributions**

None required

### **11. Conclusion**

The proposed development is considered accordant with the policies of the Development Plan and local and national planning policy guidance.

## RECOMMENDATION

The planning and listed building applications are recommended for approval, subject to the following Conditions:

In respect of 16/09919/FUL (the planning application):

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number ASP.14.067.002 Revision D, dated 01.03.17, as deposited with the local planning authority on 01.03.17, and  
Drawing number ASP.14.067.100 Revision B, dated 02.02.17, as deposited with the local planning authority on 02.02.17, and  
Drawing number ASP.14.067.101, dated 'June 2016', as deposited with the local planning authority on 07.11.16, and  
Drawing number ASP.14.067.102, dated 'June 2016', as deposited with the local planning authority on 07.11.16, and  
Drawing number ASP.14.067.103, dated 'June 2016', as deposited with the local planning authority on 07.11.16, and  
Drawing number ASP.14.067.200 Revision B, dated 02.02.17, as deposited with the local planning authority on 02.02.17, and  
Drawing number ASP.14.067.300, dated 'Feb 2017', as deposited with the local planning authority on 02.02.17, and  
Drawing number ASP.14.067.301, dated 'Feb 2017', as deposited with the local planning authority on 02.02.17, and  
Drawing number ASP.14.067.201 Revision B, dated 02.02.17, as deposited with the local planning authority on 02.02.17, and  
Drawing number ASP.14.067.202, dated 'June 2016', as deposited with the local planning authority on 07.11.16, and  
Drawing number ASP.14.067.203, dated 'June 2016', as deposited with the local planning authority on 07.11.16.

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the approved drawings, no works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:
  - (i) Large scale details of all new external joinery (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
  - (ii) Large scale details of all proposed new internal joinery (1:5 elevation, 1:2 section);
  - (iii) Full details of proposed rooflights, which shall be set in plane with the roof covering;
  - (iv) Full details of the routes of all proposed ventilation ducts and pipework to be incorporated within the existing building(s), to include details of how they access/exit the building;

- (v) Full details of the proposed treatment of fireplaces, panelling, overmantles, ornate corning and historic wide floorboards;
- (vi) Length and width wise sections of the proposed new staircase(s) for units 1 and 2;
- (vii) Full details of proposed internal service routes;
- (viii) A full schedule of internal finishes to walls, ceilings and floors; and
- (ix) Full details and samples of external materials.

The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

4. No development shall commence on site until a scheme for the discharge of surface water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use/occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

5. No development shall commence on site until details of the works/methodology for the disposal of sewerage have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage.

6. No part of the development hereby approved shall be first occupied until the parking areas shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

7. The secondary glazing described in the section: 'Recommended Noise Mitigation – Front Façade of the submitted ISVR Consulting Noise Assessment Reference 9813 – R01' dated August 2016 shall be implemented in full prior to the occupation of the dwelling(s) and shall be maintained in that way at all times thereafter.

Reason: To mitigate the impacts of road noise, in the interests of amenity.

8. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: In the interests of amenity.

9. No development shall commence within the area indicated (proposed development site) until:

- A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

Further Recommendations in respect of Condition 9: The work should be conducted by a professional archaeological contractor in accordance with a Written Scheme of Investigation agreed by this office. There will be a financial implication for the applicant.

In respect of 16/10183/LBC (the planning application):

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number ASP.14.067.002 Revision D, dated 01.03.17, as deposited with the local planning authority on 01.03.17, and  
 Drawing number ASP.14.067.100 Revision B, dated 02.02.17, as deposited with the local planning authority on 02.02.17, and  
 Drawing number ASP.14.067.101, dated 'June 2016', as deposited with the local planning authority on 07.11.16, and  
 Drawing number ASP.14.067.102, dated 'June 2016', as deposited with the local planning authority on 07.11.16, and  
 Drawing number ASP.14.067.103, dated 'June 2016', as deposited with the local planning authority on 07.11.16, and  
 Drawing number ASP.14.067.200 Revision B, dated 02.02.17, as deposited with the local planning authority on 02.02.17, and  
 Drawing number ASP.14.067.300, dated 'Feb 2017', as deposited with the local planning authority on 02.02.17, and  
 Drawing number ASP.14.067.301, dated 'Feb 2017', as deposited with the local planning authority on 02.02.17, and  
 Drawing number ASP.14.067.201 Revision B, dated 02.02.17, as deposited with the local planning authority on 02.02.17, and  
 Drawing number ASP.14.067.202, dated 'June 2016', as deposited with the local planning authority on 07.11.16, and  
 Drawing number ASP.14.067.203, dated 'June 2016', as deposited with the local planning authority on 07.11.16.

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the approved drawings, no works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:

- (i) Large scale details of all new external joinery (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;
- (ii) Large scale details of all proposed new internal joinery (1:5 elevation, 1:2 section);
- (iii) Full details of proposed rooflights, which shall be set in plane with the roof covering;
- (iv) Full details of the routes of all proposed ventilation ducts and pipework to be incorporated within the existing building(s), to include details of how they access/exit the building;
- (v) Full details of the proposed treatment of fireplaces, panelling, overmantles, ornate corncing and historic wide floorboards;
- (vi) Length and width wise sections of the proposed new staircase(s) for units 1 and 2;
- (vii) Full details of proposed internal service routes;
- (viii) A full schedule of internal finishes to walls, ceilings and floors; and
- (ix) Full details and samples of external materials.

The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

End of Conditions.