

Committee	PLANNING COMMITTEE (B)	Item No. 6
Report Title	MERCHANT TAYLORS ALMSHOUSES & PORTERS LODGE, BRANDRAM ROAD SE13 5RX	
Ward	Blackheath	
Contributors	Jan Mondrzejewski	
Class	PART 1	Date 21 OCTOBER 2010

Reg. Nos.

(A) (TP): DC/10/74142 & DC/10/74142A  
 (B) (LBC): DC/10/74141 & DC/10/74141A

Applications Dated

(A) 20.4.10 revised 17.09.10  
 (B) 20.4.10 revised 17.09.10

Applicant

Drivers Jonas Deloitte on behalf of Merchant Taylors' Consolidated Almshouse Charities

Proposals

Application A

Planning permission for the demolition of the existing single-storey extension to the Porters Lodge, Merchant Taylors' Almshouses, Brandram Road SE13 and the construction of a larger single storey extension.

Application B

Listed Building Consent for demolition of existing single-storey extension to the Porters Lodge, Merchant Taylors' Almshouses, Brandram Road SE13 and the construction of a larger single storey extension, together with internal and external alterations to the Porters Lodge and the construction of single storey extensions and internal and external alterations to the 34 existing Almshouses to create 19 dwelling houses.

Applicant's Plan Nos.

Applications A and B

6902 001 A02, 010 A02, 011 A02, 030 A02, 040 A02, 041 A02, 050 A02, 051 A02, 052 A02, 056 A02, 057 A02, 058 A01, 070 A02, 071 A01, 080 A02, 081 A02, 082 A02, 083 A02, ; Preliminary Geo-Environmental Assessment (TEC April 10), Air Quality Assessment (pba April 10), Desk Study, Extended Phase 1 Habitat and Bat Scoping Survey (Thomson Ecology April 10), Statement of Community Involvement (Drivers Jonas Deloitte 20 April 2010), Planning Statement (Drivers Jonas Deloitte 20 April 2010), BRE Daylight Sunlight Report (Drivers Jonas Deloitte 17 March 2010), Design & Access Statement (Feiden + Mawson April 2010), Archaeological Desk-Based Assessment (Cotswold Archaeology April 2010), Transport Statement (Motion April 2010), Tree Survey Arboricultural Implication Assessment & Method Statement (Haydens 13 April 2010).

## Background Papers

- (1) Case File LE/732/B/TP
- (2) PPS 1: Delivering Sustainable Development
- (3) PPS 3: Housing
- (4) PPS 5: Planning and the Historic Environment
- (5) Adopted Unitary Development Plan (July 2004)
- (6) The London Plan (February 2008) Consolidated with Alterations since 2004
- (7) Residential Development Standards: SPD (August 2006).
- (8) Blackheath Character Appraisal and SPD

## Zoning

Adopted UDP – Existing Use

### **1.0 Property/Site Description**

- 1.1 The application site comprises Grade 2 listed, two storey almshouses constructed by the Merchant Taylor's Company in 1826 to designs by William Jupp, occupying a walled site at the junction of Brandram Road and Lee High Road. The almshouses were originally constructed as a formal composition occupying three sides of a courtyard. The central part of the north range is the focal point of the composition with pediment incorporating a clock, supported on pilasters, with a cupola on the roof. The almshouses have frontages of gault brick with stone dressings; rear elevations are in stock brick and roofs are slated. To the south of the east range is a terrace of four almshouses constructed in a matching style in about 1850. Although the almshouses have only small back yards incorporating an outbuilding, there are extensive landscaped grounds between the almshouses and Lee High Road, these incorporate a large number of mature trees, including some very old Plane trees.
- 1.2 The Lee High Road frontage of the site was originally occupied by the Christopher Boones Almshouses and chapel constructed in the 1690s. These almshouses were demolished in the late 19th Century although the chapel was retained and is now a Grade 1 listed building. It is one of only two buildings in the Borough to have this status, the other being St Paul's Church in Deptford. The chapel after a long period of neglect was recently repaired and refurbished for use as an architect's office and does not form part of the current application.
- 1.3 The main vehicular entrance to the site is via grand entrance gates in Brandram Road. This is for deliveries only and there is currently no parking for residents on site. Towards the northern end of the Brandram Road frontage is a pedestrian entrance and porter's lodge. The latter sits in the gap between the north and west ranges of the almshouses and has a modern single storey extension on its north side.
- 1.4 The interior of the almshouses have been refurbished over the years but some original panelling and doors remain. Staircases, balusters, handrails and newel posts are largely original. The rear of the almshouses have been extended and modified in the post war period to provide modern kitchens and bathrooms and have therefore undergone more extensive alteration than the elevations visible from the street.
- 1.5 The site is located in the Blackheath Conservation Area and an Archaeological Priority Area.

## **2.0 Planning History**

2.1 Prior to 1980 there were several planning permissions and listed building consents for minor works to the buildings. In 1980, planning permission was granted for the change of use of the chapel to an artist studio. However, this permission was never implemented. In 1996, planning permission was granted for the erection of 3, two storey buildings, comprising 12 one, bedroom flats on the Lee High Road frontage of the site, together with the provision of 6 parking spaces with access from Lee High Road and the erection of a single storey extension to the side of the chapel in connection with its use as an office/studio/meeting room. The development was regarded as necessary to secure the refurbishment of the Grade I listed chapel which was then regarded as a building at risk. However, not even this enabling development could on its own secure the refurbishment of the chapel. However, subsequent initiatives by the Blackheath Historic Buildings Trust with financial assistance from various sources including the National Heritage Lottery Fund, were successful in securing the refurbishment and reuse of the Grade I listed building. The only enabling development required was a very discreet, single storey, tile hung subsidiary structure constructed against the boundary wall of the almshouses, which provides additional space for the architect's office/studio located in the chapel. Planning permission and listed building consent for the refurbishment of the chapel was granted in 2005 and the work was completed in 2009.

## **3.0 Present Applications**

- 3.1 The background to the current applications is that the current accommodation is regarded as unsuitable for adaptation to the needs of elderly residents. This stems not just from the listed status of the properties and the limitations this places on internal and external alteration but also from the sloping nature of the site and the need for steps to access the various levels. The Charities responsible for the almshouses also considered that the current and future cost of maintaining the almshouses was such that without urgent action the accommodation could no longer be provided on the sort of indefinite basis envisaged 180 years ago.
- 3.2 As the applicants also own and manage the site of the nearby Christopher Boones Almshouses constructed in the early 1960s, they consider that the best means of ensuring the viability of almshouses in the Borough is to redevelop that site more intensively to provide 61 new almshouses suitable for elderly people with mobility problems. The residue of the site would be used to provide housing for sale to help fund the proposed development. However, this on its own would not be sufficient to fund the proposed development at Christopher Boones and an important part of the funding would come from grants for the provision of social housing and the proceeds of the sale of the Merchant Taylor's Almshouses (the subject of the current application) on a long lease. On 19 August 2010 Planning Committee (B) resolved to grant planning permission for the redevelopment of the Christopher Boones site with a development including 61 almshouse flats, subject to a Section 106 Agreement to secure affordable housing.
- 3.3 The current applications, together with another on this agenda, (Item 7), for planning permission for four new houses and parking on site, are therefore intended to facilitate the sale of the dwellings for use as private housing and secure a capital receipt to put towards the construction of the new almshouse accommodation.

- 3.4 In order to make the almshouses attractive for sale on the open market it is proposed to convert each pair of existing almshouses to a single house and provide single storey extensions to the rear. An exception will be the two almshouses in the north range under the central pediment which have wider frontages. These will be left as smaller dwelling houses and will largely retain their original plan. This will ensure that two of the almshouses survive in something like their original form. While the amalgamation of two dwelling houses to form a larger one requires Listed Building Consent, it does not require planning permission. The majority of the external alterations and extensions also fall within the definition of permitted development and so therefore do not require planning permission. The current number of dwellings on site will therefore be reduced from 35 to 19. A separate planning application on this agenda deals with the provision of a further 4 dwellings in two locations on the site. The applicants also propose a further new dwelling in the north east corner of the site, which is not yet the subject of a planning application. That additional dwelling (if approved) would bring the total number of dwellings on site to 24.
- 3.5 In respect to the almshouses the main alterations involved in the amalgamation are that in most cases one of the internal staircases would be removed and one entrance door, which would be retained would be 'blind'. In the case of 31 of the 34 almshouses small single storey extensions are proposed to the rear.
- 3.6 The proposal as originally submitted included the construction of a two storey extension to the side of the porter's lodge to create a viable dwelling from this small detached building. This fell outside the scope of permitted development and planning permission is therefore required for this element of the overall scheme. During the course of negotiations on the application, the applicants were advised by officers that the two storey extension was unacceptable in terms of its impact on the listed building. An revised scheme for the replacement of the existing single storey extension to the porter's lodge with a larger single storey extension was therefore substituted.
- 3.7 All internal and external alterations to the buildings, including the proposed extensions, require listed building consent. The applications dealt with in this report are therefore the planning application for the single storey extension to the side of the Porters lodge and the listed building application for all the intended works (internal and external) to the listed almshouses.

#### **4.0 Consultations and Replies**

##### English Heritage

- 4.1 The application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice. The Council is therefore authorised to determine the applications as it sees fit. Although no archaeological fieldwork needs to be undertaken prior to determination of the application, a condition requiring the submission of a programme of archaeological work in accordance with a written scheme of investigation is required. It is anticipated that archaeological interest can be progressed by the application of a programme of pro-active observation and recording for which a suitable specification will need to be submitted by the applicant's appointed archaeological practice and approved before any development related activity occurs on site. Pro-active means that the ground disturbance works will be conducted under archaeological supervision so that any potential archaeological features, finds or deposits can be identified, investigated and recorded.

### The Georgian Group

- 4.2 No objection to the amalgamation of pairs of almshouses to form larger units of accommodation and therefore accept the need to remove one staircase per pair. The Group object to the inclusion of any parking within the grounds of the building as damaging to the setting of the listed building. The proposed alterations proposed to the gates and piers were therefore considered unnecessary. However, if a car park had to be provided this should be positioned more towards the south and west of the site using a gravel or 'grasscrete' surface rather than bitumen.

### Neighbours & Local Amenity Societies etc.

- 4.3 Letters of consultation were sent to the occupiers of the almshouses, all properties adjoining the site, the Blackheath Society, the Georgian Group and the Victorian Society, together with Notices displayed on site and in the local press. Ward Councillors were also consulted. The following replies were received:-

#### Blackheath Historic Building Trust

- 4.4 The Trust would have preferred the Almshouses to be retained in their historic use as they were very popular with residents despite the limitations for wheelchair access. However, on the basis that the adaptation of these properties is not financially viable and the sale of the site imperative for the funding of new almshouses on the Christopher Boone Site, the Trust raises no objection in principle to the conversion of the almshouses to a smaller number of dwellings.
- 4.5 On the refurbishment of the listed buildings, Larger scale drawings describing materials and detailing should be required. Planning conditions to prevent inappropriate changes in the future should also be imposed.
- 4.6 The two storey extension to the Porter's Lodge would adversely affect the symmetry of the Brandram Road elevations of the Almshouses. The new build should therefore not extend above cornice height.
- 4.7 The Trust accept that some off-street parking will be required but that this needs to be more sensitively handled than shown in the application, with materials and landscaping used to soften its impact. A planning condition stipulating the maximum number of cars permitted on the site was recommended. All mature trees should also be retained, particularly the large Planes which date back to the 17<sup>th</sup> Century. New planting as part of a stronger landscape design strategy was also recommended.

#### The Blackheath Society

- 4.8 The Society makes the same points in relation to the porter's lodge, trees and landscaping as the Blackheath Historic Buildings Trust.

#### The Lee Manor Society

- 4.9 The Society makes the same points in relation to the landscaping as the Blackheath Historic Buildings Trust and Blackheath Society. The proposed car park should be screened and have a permeable surface both to improve its appearance and to reduce run-off.

4.10 An additional 5 replies were also received from the occupiers of Nos. 21, 44, 46 & 48 Brandram Road and Basement Flat 47 Glenton Road objecting to the applications for the following reasons:-

- (1) The new development would result in the loss of urban greenspace.
- (2) The proposals would give rise to additional pressure for on-street parking in an already congested area.
- (3) The proposal would adversely affect highway safety by giving rise to additional ingress and egress of vehicles at the site entrance in Brandram Road.
- (4) The proposed two storey extension to the porter's lodge will alter and spoil the existing roofline of the building.
- (5) The gates and gate piers should not be retained in their original position in order to retain the integrity of the internal space at the site.
- (6) The car park needs to be sensitively designed to reduce the visual impact of the parked vehicles.
- (7) The applicant's traffic survey points out the difficulty in finding available parking in the locality.
- (8) In addition to residents, visitor parking also needs to be taken into account.
- (9) The almshouses provide an attractive and much sought after form of accommodation and should be retained.

(Letters are available to Members)

#### Amenity Societies' Panel

4.11 The Panel considered that the rebuilding of the existing extension as a two storey structure was questionable and that the junction of the roof of the extension with the listed building was poorly designed.

#### Highways & Transportation

4.12 Unobjectionable in principle. No objection to retention of existing gates and piers subject to gates remaining open to prevent obstruction of the highway.

#### Environmental Health

4.13 With reference to this application I have no objections but recommend N10 as a condition and C11 as an informative.

### **5.0 Policy Context**

#### Planning Policy Statement 1: Delivering Sustainable Development

5.1 This guidance was published in February 2005 and sets out the Government's strategy for the delivery of sustainable development. It stresses the importance of good design, noting that it is indivisible from good planning.

### Planning Policy Statement 3: Housing

- 5.2 PPS 3 which was updated this year sets out how the planning system supports the growth in housing completions needed in England. It indicates the importance of achieving high quality housing and a suitable mix, including affordable housing. The PPS states that housing should be sustainable and linked with public transport provision and lower overall levels of off-street parking. Mixed use development should be promoted where possible with proposals making the best use (most efficient use) of land. The latest revision of the document makes it clear that garden land in urban areas is excluded from the definition of Brownfield or previously developed land, where residential development would normally be encouraged.

### Planning Policy Statement 5: Planning for the Historic Environment (PPS 5) 2010

- 5.3 This recently published guidance sets out the Government's planning policies on the conservation of the historic environment. This replaces Planning Policy Guidance 15: Planning and the Historic Environment (PPG15) published on 14 September 1994; and Planning Policy Guidance 16: Archaeology and Planning (PPG16), published on 21 November 1990.

PPS5, policy HE9.1 states that: -

“Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated asset should require clear and convincing justification. . . Substantial harm to or loss of designated heritage assets of the highest significance, including...Grade I and Grade II\* listed buildings... should be wholly exceptional.”

PPS5, policy HE10.1 relates to setting and states:-

“When considering applications for development that affects the setting of a heritage asset, local planning authorities should treat favourably application that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any negative harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to be justify approval”.

PPS 5 is supported by a Practice Guide endorsed by Communities and Local Government, the Department for Culture, Media and Sport (DCMS) and English Heritage. The following paragraphs relate to setting:

“Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors ...; by spatial associations; and, by our understanding of the historic relationship between places” (EH Guidance, para 114),

“Setting will ... generally be more extensive than curtilage and its perceived extent may change as an asset and its surroundings evolve or as understanding of the asset improves.” (EH Guidance, para 115)

“The setting of a heritage asset can enhance its significance whether or not it was designed to do so.” (EH Guidance, para 116)

### The London Plan

- 5.4 In February 2004 the Mayor of London published his London Plan which is the Spatial Development Strategy for Greater London.
- 5.5 Policy 3A.3 Maximising the potential of sites, requires Boroughs to achieve the maximum intensity of use compatible with local context and in accordance with the residential density ranges set out in Table 3A.2 of the Plan.
- 5.6 Chapter 4B states that good design is central to all the objectives of the Plan. Policy 4B1 'Design Principles for a compact city' requires that Boroughs should seek to ensure that developments:
- maximise the potential of sites
  - promote high quality and inclusive design and create or enhance the public realm
  - contribute to adaptation to, and mitigation to, the effects of climate change
  - respect local context, history, built heritage, character and communities
  - provide for or enhance a mix of uses
  - be accessible, usable and permeable for all users
  - be sustainable, durable and adaptable in terms of design, construction and use
  - address security issues and provide safe, secure and sustainable environments
  - be practical and legible
  - be attractive to look at and, where appropriate, inspire, excite and delight
- 5.7 Paragraph 4.101 advises that good design is rooted firmly in an understanding and appreciation of the local social, historical and physical context, including urban form, movement patterns and historic character.

### Adopted Unitary Development Plan

- 5.8 The saved policies of the Adopted Unitary Development Plan Policies relevant to this application are:-

URB 3 Urban Design, URB 16 New Development, Changes of Use and Alterations to Buildings in Conservation Areas, URB 18 Preserving Listed Buildings, URB 1 Archaeology, URB 12 Landscape and Development, URB 13 Trees, TRN 14 Cycle Parking, TRN 26 Car Parking Standards, HSG 5 Layout and Design of New Residential Development, HSG 7 Gardens, HSG 8 Backland and In-fill Development.

### Supplementary Planning Documents

Residential Design Standards  
Blackheath Conservation Area Character Appraisal and SPD.

## **6.0 Planning Considerations**

- 6.1 The amalgamation of each pair of almshouses to form a larger dwelling house will have no impact on the front elevations of the listed buildings, which would remain unchanged.



In terms of the first floor rear elevations, the greater amount of space available for each new dwelling allows the copper clad first floor rear extensions, installed in the post war period to provide bathrooms to the upper floors of the almshouses, to be removed. The first floor rear elevations will therefore be restored in most cases to their original appearance using reclaimed materials from the ground floor outhouses and privies, most of which would be demolished in order to provide single storey flat roofed kitchen extensions and private rear patio gardens. Although the existing first floor rear extensions were an ingenious solution to the problem of upgrading the almshouses, they are quite intrusive and removal and restoration of the first floor rear elevations therefore represents an improvement in listed building and conservation terms.

- 6.2 In each pair of amalgamated almshouses, the removal of one of the internal staircases allows a first floor bathroom and ground floor WC to be provided. Most of the proposed amalgamated units will have two first floor double bedrooms of approx 12.5 Sq metres in area and a ground floor study of 6.4 metres. In addition to a large kitchen/dining room, each of these properties will have a living room of approximately 20 sq metres comprising two of the former almshouse living rooms linked by double doors. As noted earlier, two of the largest of the existing almshouses, located under the north range pediment, will be retained as one bedroomed dwelling houses. These will also retain their original outhouses and post war, copper clad, first floor bathroom extensions.
- 6.3 One of the amalgamated pairs of properties in the west range includes a slightly larger dwelling known as the 'Matron's House'. In this case no extension to the building is proposed and the existing outbuildings are retained to form a three bedroom house.
- 6.4 Whereas the majority of the proposed single storey extensions are flat roofed it was decided in the case of the proposed porter's lodge that the proposed extension be given a pitched roof. This was because this part of the site was visible from Brandram Road and the extension was considered to be too large in terms of area for a flat roof to look appropriate in this particular location.
- 6.5 As noted earlier, the scheme has been amended to retain the current arrangement of gates and piers. However the south outer pier has been damaged by a tree growing in close proximity to it. The tree will therefore have to be removed and the pier rebuilt. The planning application for the proposed in-fill development and car park (DC10/74140) Item 7 on this agenda) now features electronically operated rising bollards to control vehicular entry to the car park. The number of car parking spaces has been reduced from 14 to 11 and are arranged in a longer narrower area screened by existing trees and shrubs and these will be supplemented by new planting to further obscure parked vehicles. Officers consider that this represents the best compromise in terms of listed building and conservation considerations on the one hand and increasing demand for parking within the Controlled Parking Zone. Members are also advised that it is very seldom the case that residential developments anywhere in the Borough would now feature 100% parking provision, let alone any additional provision for visitors. A bin storage/collection area would be provided close to the site entrance. This will be partially concealed in a grass bank and surrounded by new shrub planting.
- 6.6 Officers consider that the proposed dwellings will provide a good standard of accommodation in accordance with the Council's standards as set out in the Residential Design Standards SPD. Although private open space is limited, residents will have the use of an extremely attractive communal space at the front of the buildings. The scheme would secure the future of the almshouses, albeit in a different mode of occupation.

## **7.0 Consultations**

- 7.1 Prior to the submission of the application, the applicants carried out a programme of consultation with local residents, including residents of the existing almshouses, with displays in the Brandram Road Community Centre which adjoins the site. In view of the number of objections to the proposal as originally submitted and the fact that a number of these were from local amenity societies, a local meeting in the form of a drop-in session was held in the Brandram Road Community Centre on Friday 25 June (18.00-20.00). At the meeting, various displays illustrating some of the applicant proposals for alterations to the scheme in response to concerns raised by objectors, were displayed.
- 7.2 Revisions to the scheme now reflect many of the suggestions made by The Georgian Group, local amenity societies and local residents. These include, retention of the gates and gate piers to main site entrance in their original position, the redesign of the extension to the porter's lodge as a single storey structure and a much more sensitive approach to the design of the car park.

## **8.0 Conclusion**

- 8.1 In view of the above considerations, the applications for listed building consent and planning permission for turning the existing 35 almshouses into 19, one, two and three bedroomed dwellings are recommended for approval.

## **9.0 Summary of Reasons for Grant of Planning Permission and Listed Building Consent**

- 9.1 On balance, it is considered that the proposals satisfy the Council's Land Use and environmental criteria, and are in accordance with Policies URB 3 Urban Design, URB 6 Alterations and Extensions, URB 18 Preserving Listed Buildings, HSG 4 Residential Amenity, HSG 7 Gardens, HSG 9 Conversion of Residential Property and HSG 12 Residential Extensions in the adopted Unitary Development Plan (July 2004).
- 9.2 It is considered that the proposals are appropriate in terms of their form and design and would not result in material harm to the appearance or character of the surrounding area, or the amenities of neighbouring occupiers. The proposals are thereby in accordance with Policies URB 3 Urban Design, URB 6 Alterations and Extensions, URB 18 Preserving Listed Buildings, HSG 4 Residential Amenity, HSG 7 Gardens, HSG 9 Conversion of Residential Property and HSG 12 Residential Extensions in the adopted Unitary Development Plan (July 2004).

## **10.0 RECOMMENDATIONS**

- 10.1 **RECOMMENDATION (A) GRANT PERMISSION** in respect of Application Nos. DC/10/74142 & DC/10/74142A.

- 10.2 **RECOMMENDATION (B) GRANT LISTED BUILDING CONSENT** in respect of Application Nos. DC/10/74141 & DC/10/74141A subject to the following conditions:-

- (1) No development shall commence before a photographic record of the almshouses, including all fixtures and fittings to the buildings, has been made in accordance with English Heritage's Guidance 'Understanding Historic Buildings: A guide to good recording practice' (2006) and the aforesaid photographic record has been submitted to and approved in writing by the local planning authority.

- (2) No development shall commence until a schedule of works detailing all internal finishes to the buildings has been submitted to and approved in writing by the local planning authority and all works shall be implemented in accordance with the aforesaid schedule unless the local planning authority has given its consent in writing to any variation.
- (3) No development shall commence until a schedule of works detailing all external joinery, indicating where existing doors and windows are to be retained and upgraded, altered or replaced and providing details of all new external joinery at a scale of no less than 1:10, and 1:1 for glazing bars to windows, has been submitted to and approved in writing by the local planning authority and all works shall be implemented in accordance with the aforesaid schedule unless the local planning authority has given its consent in writing to any variation.
- (4) No plumbing or pipes, other than rainwater pipes, shall be fixed on the external faces of the buildings.
- (5) All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
- (6) No development shall commence on site until details of all facing materials (including their colour and texture) to be used on the buildings have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, unless the local planning authority agrees in writing to any variation.
- (7) No development shall commence on site until a scheme to minimise the threat of dust pollution during site clearance and construction works (including any works of demolition of existing buildings, or breaking out or crushing of concrete) has been submitted to and approved in writing by the local planning authority. The approved scheme shall include a watering regime in the event of dry weather and shall be implemented in its entirety once development has commenced.
- (8) No deliveries in connection with construction works shall be taken at or despatched from the site and no work shall take place on the site other than between the hours of 8 am and 6 pm on Mondays to Fridays and 8 am and 1 pm on Saturdays and not at all on Sundays or Public Holidays.
- (9) No development shall take place on the site until the applicant, or any successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.
- (10) No development shall commence on site until adequate steps have been taken in accordance with BS 5837:2005 Trees to safeguard all trees on the site against damage prior to or during building works, including the erection of fencing. These fences shall be erected to the extent of the crown spread of the trees, or where circumstances prevent this, to a minimum radius of 2 metres from the trunk of the tree and such protection shall be retained until the development has been completed. No excavations, site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage to the root structure of the trees.

- (11) No development shall commence on site until sample panels of facing brickwork showing the proposed colour, texture, facebond and pointing have been provided on site and approved in writing by the local planning authority.
- (12) No development shall commence until details of brick arches to all new window and door openings have been submitted to and approved in writing by the local planning authority and all works shall be implemented in accordance with the aforesaid details unless the local planning authority has given its consent in writing to any variation.
- (13) No development shall commence until details of the flat roofs and roof cheeks to proposed landing window in the north elevation of the porter's lodge have been submitted to and approved in writing by the local planning authority and all works shall be implemented in accordance with the aforesaid details unless the local planning authority has given its consent in writing to any variation.

### Reasons

- (1) to (6) & (11) to (13)

To ensure that the proposed development is in keeping with the existing buildings, to safeguard their special architectural or historic character and to comply with Policies URB 18 Preserving Listed Buildings in the adopted Unitary Development Plan (July 2004).

- (7) In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible dust pollution to neighbouring properties and to comply with Policies ENV.PRO 9 Potentially Polluting Uses and HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).
- (8) In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Policies ENV.PRO 9 Potentially Polluting Uses, ENV.PRO 11 Noise Generating Development and HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004).
- (9) To ensure adequate access for archaeological investigations in compliance with the advice contained in the Department of the Environment's Planning Policy Guidance Note 16, entitled "Archaeology and Planning" and to comply with Policy URB 21 Archaeology in the adopted Unitary Development Plan (July 2004).
- (10) To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policies URB 3 Urban Design, URB 12 Landscape and Development and URB 13 Trees in the adopted Unitary Development Plan (July 2004).

### Informative

Construction Code of Practice