

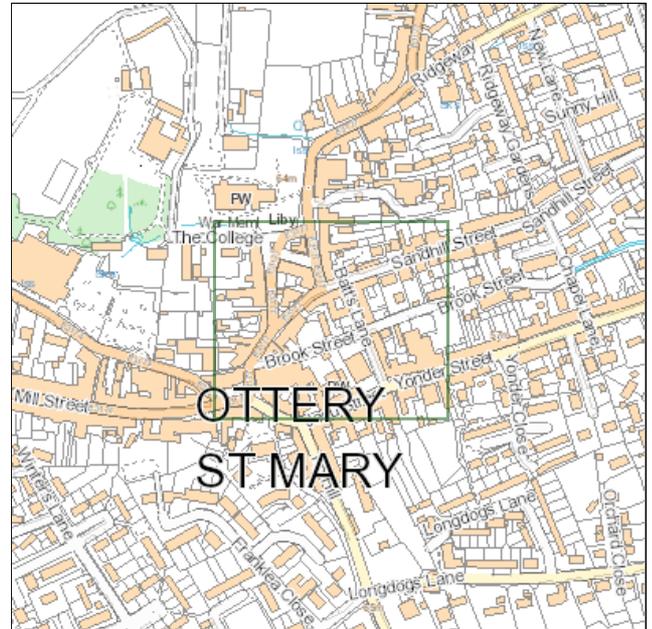
Ward Ottery St Mary

Reference 20/0728/FUL &
20/0729/LBC

Applicant Mr and Mrs Graham Hudson

Location Kings Arms Hotel Gold Street Ottery St Mary
EX11 1DG

Proposal Conversion of hotel accommodation to 5 flats,
retaining existing bar, lounge and skittle alley,
fenestration changes and provision of bin
storage and bicycle parking



OTTERY
ST MARY

RECOMMENDATION: RECOMMENDATION:

1. That the Habitat Regulations Appropriate Assessment outlined within the Committee Report be adopted;
2. That application 20/0728/FUL be APPROVED subject to conditions; and
3. That application 20/0729/LBC be APPROVED subject to conditions.



		Committee Date: 7th January 2021
Ottery St Mary (Ottery St Mary)	20/0728/FUL & 20/0729/LBC	Target Date: 01.06.2020
Applicant:	Mr and Mrs Graham Hudson	
Location:	Kings Arms Hotel Gold Street	
Proposal:	Conversion of hotel accommodation to 5 flats, retaining existing bar, lounge and skittle alley, fenestration changes and provision of bin storage and bicycle parking AND Conversion of hotel accommodation to 5 flats, retaining existing bar, lounge and skittle alley and external alterations, including re-roofing, new rooflights and installation of double glazing in existing window frames	

RECOMMENDATION:

- 1. That the Habitat Regulations Appropriate Assessment outlined within the Committee Report be adopted;**
- 2. That application 20/0728/FUL be APPROVED subject to conditions; and**
- 3. That application 20/0729/LBC be APPROVED subject to conditions.**

EXECUTIVE SUMMARY

These applications are before Members as the officer recommendation is contrary to the view of one of the Ward Members.

Planning permission and listed building consent are sought for the conversion of underused space within a grade II listed pub in the town centre to create five flats.

A proposal in 2015 to convert the whole building to eight flats was refused owing to concerns about the loss of the pub. The current proposal is now limited to conversion of the redundant floorspace and retains the pub on the ground floor which since 2018 benefits from enhanced protection under the Neighbourhood Plan.

The core of the building is three stories in height with further attic accommodation and there is ample space for the flats without the need for extensions or substantial alterations. Most of the alterations would take place internally but the proposal also includes much needed renovation of the exterior.

This proposal offers the benefits of retaining a pub in the town centre, bringing underused floorspace back into use, providing dwellings in a sustainable location

and, importantly, provides a means by which the building will be restored if the scheme is implemented. For all of these reasons the proposal is supported.

CONSULTATIONS

Local Consultations on both applications

Parish/Town Council

Ottery St Mary Town Council supports this application

Further comments:

Ottery St Mary Town Council supports this application, subject to keeping the building sympathetically looking so that the character of the listed building is not lost and is retained.

Ottery St Mary - Cllr Peter Faithfull

27.04.20:

Dear Planning Central Team

These applications, for the Kings Arms to five flats, are in my ward and my view, based on the information presently available to me is that they should be refused.

The proposed plans are of a very poor quality, lacking proper drawings and details of heritage features. I am also very concerned about the proposal to remove the central base of the chimney in main pub lounge area. This is a major structural load bearing feature, supporting a very major chimney along with other parts of the building. I would want to see much more detailed plans of this important building before I would be prepared to support this application.

I am also very concerned about a stress fracture in the external brickwork bellow the rear east wing third floor window. I have been advised that this crack is continuing to open up, endangering the structure of the building.

These are my views, based on the information presently available to me. I reserve my right to change my views in the event that further information becomes available to me.

Technical Consultations on both applications

Devon County Highway Authority

LOCATION: Kings Arms Hotel Gold Street Ottery St Mary EX11 1DG

Observations:

The site is located on Gold Street, B3177 with a vehicular access on Brook Street, W2504.

The proposal will use the existing vehicular access on Brook Street, parking numbers are a policy for East Devon District Council to administer, however I would note that I

do not believe the visitor bay nearest to the pub, will be able to successfully be entered and exited without excessive reversing.

I believe the trip generation for five residential units instead of hotel accommodation will be of a similar value therefore, I do not believe the local highway network will suffer from this application. I believe cycle storage would be beneficial in this town centre environment to encourage sustainable travel and reduce vehicular trip generations for short trip journeys to the local facilities and services.

Therefore in summary the County Highway Authority has no objection to this application.

Recommendation:

THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, MAY WISH TO RECOMMEND CONDITIONS ON ANY GRANT OF PLANNING PERMISSION

1. No development shall take place until details of secure cycle/scooter storage facilities have been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: To promote sustainable travel in accordance with the East Devon Local Plan 2013-2031.

Environmental Health

We have been contacted by the agent prior to submission and as a result the layout of the proposed flats has been amended. There is potential for noise transmission between residential units in this kind of conversion of an existing building and therefore I recommend that the following condition is included on any approval:

Prior to the first occupation of any of the residential units hereby approved a sound insulation scheme shall have been submitted to and approved in writing by the local planning authority. Such a scheme shall be designed to reduce the transmission of noise between the commercial premises and the residential development with the airborne sound insulation performance designed to achieve, as a minimum, a 10dB increase in the minimum requirements of Approved Document E. The standard must be applied to party walls between flats, as well as floors and ceilings shared with the commercial premises. The scheme to be submitted shall also provide for post construction testing certification to demonstrate the sound insulation performance has met the required standard and where necessary set out what further mitigation measures will be employed to achieve the required levels. The sound insulation scheme shall be installed and maintained only in accordance with the details approved by the Local Planning Authority.

(Reason -To protect the amenity of future occupiers of the dwelling in accordance with policies D1 (Design and Distinctiveness) and EN15 (Control of Pollution) of the adopted East Devon Local Plan 2013 - 2031.)

Conservation

In general there is scope for the principle of conversion, however, unfortunately there is an absence of any heritage impact assessment and evidence for the loss of internal fabric.

The design and access statement makes a brief reference to the fact that only the external fabric is in the listing description, this is a misrepresentation for the intention of the description itself.

The drawings, although they indicate approximate positions of all features, such as windows and doors, it is grossly inadequate in quality of clarity and scale. It is very difficult to make a fair assessment when the drawings submitted lack detail. A typical example of this is a large area in the ground floor lounge bar. It is assumed that it is a chimney stack?

More information and supporting evidence (with photographs) is required for all areas that are to be changed/demolished, including all the walls, staircase, (third floor) and doorways. This should have supporting information with regards to the areas that will require structural reinforcement. Further detailed evidence required for the full extent and methods of all of the acoustic insulation and its impact on the historic fabric.

Recommendation unacceptable.

Further comment:

The revised drawings are welcomed and provide clarity to the proposal. Overall there is support for the proposed conversion of the each floor, however, there remains concerns regarding the impact on the significance of the listed building. In general there is a huge impact on the historic fabric regarding the acoustic fitting, along with the loss of many internal partitions for instance. There could well be scope for the demolition of internal partitions, but unfortunately there is no balanced justification for their loss against historic floor plans and historic fabric.

The acoustic works are to be expected, however they (due to the lack of justification and details e.g. sections through) seem not to be sympathetic to the heritage asset or any historic structural fabric. It is unclear if there is to be any heritage gain e.g. the repair of the decorative plaster work in the paino nobile (first floor) and how the insertion of the acoustic intervention impacts (or rather is fixed) so as not to make any works irreversible, as per best conservation principles.

At present due to lack of justification and evidence regarding the impact on the significance of the listed building this is not supported. As mitigation, happy to liaise with the agent regarding the proposal in more detail.

Further comment:

These comments are based on the amended drawings following liaison between the agent, planning officer and conservation officer and are as follows;

- o Further investigation of the remaining historic fabric revealed the main areas are around the main staircase and in the (front) principle rooms at first floor.
- o The acoustic system has been agreed to be removed from the first floor room in order not to further harm the decorative plasterwork, however, the product information supplied is too generic and does not detail how this will be applied to this actual building. It is recommended that this could be set as a condition requiring more

information on products, their impact on the listed building, the actual areas of fixing, method of fixing including over flooring.

- o The removal of any other historic decorative features such as architrave and skirting boards etc as noted on the drawings is to remain as existing, however there is opportunity to apply a light weight covering over this, therefore no further loss of historic fabric. This could be covered by a condition.
- o The new roof has minimal information, however it is recommended this can be satisfied by condition and that a natural slate, ridge solution and nail fixed used including samples. LBC15N & LBC8N
- o Details of any new fascia and rainwater goods - LBC11N & LBC13N
- o The rooflights are a little large, however, the details of these can also be conditioned. LBC12N
- o Conditions for details of any vents and extraction including any external fixings including utility boxes, lighting, mail boxes, security etc.
- o There is concern with regards to the works to the insertion of double glazing into the existing windows. There is scope to consider secondary glazing in the first instance, however, along with a condition survey and a schedule of repair and large scale, detailed sectional drawings of all windows this could be as a condition.
- o There is no information with regards to any existing doors, it is recommended that this is included with the window schedule.
- o It is strongly recommended that there is a schedule of repair/stabilisation of the decorative plasterworks in the first floor room. It is important to understand what has been the causes for loss before any remedial works can be undertaken. It is recommended that a decorative plaster specialist is consulted in unison with a condition survey and schedule of repair for this significant feature.
- o There is flexibility within building regulations for works to a listed building. Happy to liaise with regards any recommendations from them.
- o LBC22N partitions remove
- o LBC23N - partitions new
- o LBC24N features
- o LBC27N - protect all of the decorative plaster (most of which found at first floor)
- o LBC3N
- o LBC5N

Other Representations

One objection was submitted in relation to the planning application prior to the submission of the better quality drawings and the following concerns were raised:

There is insufficient information to determine the application, particularly regarding the effect of the proposals on the Listed Building

- The plans provided are not consistent with one another with regard to existing and proposed layouts and uses, as well as being so vague as to not be scalable.
- There are only partial existing elevations and no proposed elevations
- There are no details or specifications concerning materials used in the alterations
- No Heritage Impact Assessment has been provided

Consideration should be given to:

- removing pub use from the building to reduce the amount of antisocial behaviour in and around the premises;
- a higher quality restaurant or retail use for the ground floor;

-a residential use to the ground floor
 -demolition or conversion of the ancillary buildings to the south of the property, partly to provide greater car parking.

PLANNING HISTORY

Reference	Description	Decision	Date
02/P1077	Conversion To 8 Flats And Retention Of Existing Flat	Approval with conditions	05.05.2004
02/P1078	Conversion To 8 Flats And Retention Of Existing Flat	Approval with conditions	24.10.2003
10/2467/LBC	Conversion of public house/hotel into 8 flats	Approval with conditions	23.06.2011
10/2468/FUL	Conversion of public house/hotel into 8 flats	Refusal	22.06.2011
15/2574/FUL	Conversion of public house/hotel into eight flats.	Refusal	21.12.2017
15/2575/LBC	Conversion of public house/hotel into eight flats.	Approval with conditions	21.12.2017

POLICIES

Ottery St Mary and West Hill Neighbourhood (Made)

Policy NP2: Sensitive, High Quality Design

Policy NP12: Appropriate Housing Mix

Policy NP13: Accessible and Adaptable Homes

Policy NP14: Demonstrating Infrastructure Capacity

Policy NP17: Community Facilities of Value

Policy NP18: Supporting Ottery St Mary as the Economic Focus for the Parish

Policy NP22: Ottery St Mary Conservation Area

Policy NP23: Ottery St Mary Town Centre Public Realm Enhancements and Highways Improvements

Policy NP24: Car parking in Ottery St Mary Town Centre

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 3 (Sustainable Development)

Strategy 4 (Balanced Communities)

Strategy 6 (Development within Built-up Area Boundaries)
Strategy 24 (Development at Ottery St Mary)
Strategy 32 (Resisting Loss of Employment, Retail and Community Sites and Buildings)
Strategy 47 (Nature Conservation and Geology)
D1 (Design and Local Distinctiveness)
EN9 (Development Affecting a Designated Heritage Asset)
EN10 (Conservation Areas)
H3 (Conversion of Existing Dwellings and Other Buildings to Flats)
EN9 (Development Affecting a Designated Heritage Asset)
TC9 (Parking Provision in New Development)

Government Planning Documents

NPPF (National Planning Policy Framework 2019)
National Planning Practice Guidance

Site Location and Description

The Kings Arms is a prominent three storey grade II listed premises that fronts onto the junction of Cornhill, Sandhill Street and Gold Street within the town centre.

The premises comprise a public lounge bar and pool bar on the ground floor at the front of the building, with a further pool room, kitchen and preparation/storage areas housed in the ground floor of a two storey wing projecting from part of the rear of the three storey core. A single storey building to the rear of the main core houses toilets, a cellar and a skittle alley and bar.

There is a small car park on the site at the rear of the premises with access from Brook Street, onto which the site has a rear frontage.

Within the remainder of the building, at first and second floor levels and also within the roofspace, there is a former function room together with a number of guest bedrooms. However, these upper floors have suffered some neglect as well as fire damage and have not been used for a number of years.

The three storey core of the building features sliding sash timber windows, mostly incorporating glazing bars, although the windows at second floor level are not as tall as those on the ground and first floors of the premises. The roofs of all of the key elements of the entire building are finished in slate, whilst the external wall finish comprises a mix of stucco and painted brickwork.

The Kings Arms is situated amidst a mix of non-residential and residential uses on the edge of the Town Centre Shopping Area and in the Conservation Area.

Proposal

The application seeks planning permission for the conversion of part of the pub/hotel to form five flats, retaining the existing ground floor bars and skittle alley. This is a different scheme to earlier proposals which sought to convert the whole building to residential use. The new proposal has one flat on the ground floor and four flats on

three upper floors, resulting in the loss of the guest bedrooms, upstairs bar and function room and downstairs kitchen, larder, store and office. The pub would continue to be accessed from both the front and rear of the building. The flats would principally be accessed from a private entrance at the rear although there would also be a fire exit through the front lobby.

The proposal includes various internal and external works which are summarised below.

Externally, new rooflights are proposed on the rear elevation and a door would be replaced with a fixed glazed screen. Other works of renovation and restoration include:

- Re-roofing in natural slate
- Repair and painting of the render
- Repair and painting of the fascias and bargeboards
- Repair and refurbishment of the windows and reglazing in heritage ultra-slim double glazing
- New rainwater goods

Internally, the separation of the retained pub from the new residential areas would require some new door openings to ground floor rooms and closure of others.

There are also extensive alterations proposed to divide the upper floors into self-contained flats and to partition the living spaces. This includes sound insulation to the floors and ceilings to provide acoustic separation. Taking each floor in turn, the alterations are as follows:

- A set of stairs between the lounge bar and flat 1 would be retained but the ceiling would be infilled to prevent access to the upper floor which would become part of flat 2.
- In flat 1 partitions would be removed and new walls constructed to reorganise the space.
- In flat 2 on the first floor all of the partitions would be removed and new walls constructed. The alterations for flat 3 would be less extensive but new walls would be required to create a second bedroom, an ensuite would be removed and a cloakroom and toilet would be merged to create a bathroom.
- On the second floor there would be alterations to divide flat 4 from the landing area. A bathroom and shower room would also be removed and replaced with a kitchen.
- On the third floor the only alterations required are the replacement of a bathroom with a kitchen, including the removal of a partition wall, and the installation of new rooflights.

ANALYSIS

The main issues in the determination of these applications for planning permission and listed building consent are: whether the alterations would preserve the special architectural and historic interest of the building; and for the planning application the additional matter of whether, having regard to the conclusions on the first main issue,

the proposal is compatible with policies seeking to retain premises in business and community use in the town centre.

Impact on the listed building

The pub/hotel is listed grade II and dates from the 18th Century. Any alterations must therefore be sensitive to the character and fabric of the building and seek to preserve its architectural and historic interest.

This application follows a number of previous schemes for conversion and initially the submission was based on the details that were first provided in 2002. The applicant subsequently provided a more detailed and up-to-date set of drawings along with detailed justification for the works and an assessment of their impact on the building.

It is now clear that although the proposal would result in extensive internal alterations, much of this would relate to modern partitions that are of little heritage significance. It is also clear that owing to the lack of a viable use, the upper floors of the building are in a state of disrepair and little has been done to address previous fire/smoke damage. Hence the proposed renovation and re-use of the upper floors is welcomed from a heritage perspective.

One area where there has been detailed discussion of the work required is the first floor function room at the front of the building. This has decorative plaster work on the walls and ceilings and while not of such importance to merit a mention in the listing description, this room is the most characterful of all of the rooms. Across all floor levels it is proposed to fix a secondary plasterboard ceiling to enhance acoustic separation but in the function room this would conceal the decorative ceiling whereas in other rooms there would be no detrimental impact. It may be possible to achieve sufficient insulation within the floor void and on the floor above but if that is not possible, a lesser standard of noise insulation would be justified for this room to avoid a loss of significance. In the interests of preserving the character and architectural features of this room, the floor plan annotation has been amended to exclude covering the ceiling.

The proposal also includes re-glazing the timber windows with slim double glazing. However, in the absence of product specifications and details of how individual windows would need to be adapted, there are reservations about accepting this change across the whole building. Notwithstanding those reservations, a condition can be imposed to secure a detailed schedule of works so that each window can be assessed individually.

Externally the building is in need of repair and redecoration and the investment in this work that would come with the re-use of the upper floors is welcomed in the interests of both the listed building and the town centre conservation area.

Like previous schemes that have been granted listed building consent, this proposal is considered to conserve the architectural and historic interest of the building.

Loss of hotel and pub accommodation

The principle of the loss of the pub/hotel has been considered on previous applications. The first in 2002 was approved but not implemented and the second in 2010 was refused over the lack of an open space contribution. On each occasion the proposal was the same and in 2015 it was put forward again. However, the adoption of the Local Plan and greater protection for community facilities led to that application being refused. Since that decision was made in 2017, the Neighbourhood Plan has been 'made' and this has introduced new policies that are relevant to the determination of what is now the fourth application in 18 years seeking to develop the building. On this occasion, however, the proposal has been scaled back and now retains the pub use on the ground floor.

The pub lies within the town centre conservation area. It is also within the built-up area and the 'town centre vitality and shopping area'. It lies outside the 'primary shopping frontage'.

Recently introduced changes to the Use Classes Order and permitted development rights do not provide any significant new options for the pub. Indeed, by making pubs a *sui generis* use the options are now more limited.

The main thrust of the relevant Local Plan policies is to ensure that the needs of the community are met in sustainable locations that support the vitality and viability of mixed-use town centres. Strategy 32 and Policy E9 provide particular support for the retention of the pub in this instance.

The Neighbourhood Plan adds a local dimension to the Local Plan policies and lists the pub as a 'Community Facility of Value' which is protected under policy NP17. In addition to this, policy NP18 supports the retention of existing business premises in the town centre.

These policies set a high bar to any proposal that would result in harm to business activity and community interests and policy NP18 in particular sets a presumption against the loss of business premises.

The pub is designated as a CFV because it makes an important contribution to residents' quality of life. To satisfy policy NP17 the applicant would need to show that the proposal would not result in significant harm to the quality of life of the community as a whole. Alongside this, to satisfy Policy E9 and Strategy 32, the applicant would need to demonstrate that appropriate marketing had taken place prior to any loss of business floor space being proposed. Policy NP18 takes this further and indicates that any loss of business floorspace would be unacceptable.

The main issue, therefore, is whether the losses proposed in this application are justified and whether there would be any harm to the local community and business opportunities.

The proposal would result in the loss on the ground floor of a pool room and kitchen and on the upper floors a function room and bar as well as hotel accommodation. Much of this accommodation has not been in use for a considerable time as the business has focussed on its core function as a drinking establishment. This continues to attract regular custom and the proposal seeks to ensure that that would remain the

case by retaining the important ground floor accommodation and upgrading the appearance of the building.

The retention of the pub on the ground floor is a significant point of difference between this proposal and the previous one which was refused. The current scheme would retain this key community facility and thereby achieve one of the main objectives of the relevant local and neighbourhood plan policies. This weighs strongly in favour of the proposal.

Notwithstanding this significant benefit, there would still be a loss of business floorspace in the building as a whole, albeit floorspace which has been of little economic value in recent years. Realistically, the upper floors are unlikely to achieve a viable use as a hotel or office space because the demand in this location for those uses is limited. As a result the investment required to restore the upper floors is unlikely to be repaid if the former use is restored or another business use is sought.

Marketing of the building in order to determine whether there is an alternative business use for the upper floors could be undertaken but insisting on marketing for a period of a year or more would potentially delay the restoration of the listed building which is now overdue. Strategy 32 indicates that a loss of business premises could be justified where the new use would safeguard a listed building. In this case it is considered that a residential use of the upper floors offers the best prospect of the building being restored. In combination with the retention of the pub, this proposal offers a highly attractive scheme which secures benefits to community and heritage interests. Consequently the proposal is considered to be in accordance with the suite of local and neighbourhood plan policies set out above.

Other matters

Flood risk - The lower part of the site (at the rear of the premises) is in flood zone 2 but only the end of the skittle alley building (which is to be retained in its present use) is within the area at risk.

Parking - One car parking space per flat would be provided at the rear of the building, along with two staff parking spaces. Although there would be no customer parking, this is not considered essential in a town centre location where many people can access the pub on foot. Bicycle parking provision is indicated in a combined bin/bike store but most of the space is likely to be needed for bins. The lack of good quality, dedicated provision is a shortcoming of the proposal but in this case walking is likely to be the more attractive option because of the close proximity of all the town centre amenities.

Conservation area - The proposal would restore and improve the appearance of the building with minimal alterations to the exterior and would therefore enhance the character and appearance of the conservation area. This would contribute towards the public realm enhancements sought in neighbourhood plan policy NP23.

Bin storage - The proposal makes external provision for the flats as well as the pub. Further details of the enclosure are required but these can be secured by condition.

Habitats Regulation Assessment and Appropriate Assessment

The nature of this application and its location close to the Pebblebed Heaths and their European Habitat designations is such that the proposal requires a Habitat Regulations Assessment. This section of the report forms the Appropriate Assessment required as a result of the Habitat Regulations Assessment and Likely Significant Effects from the proposal. In partnership with Natural England, the council and its neighbouring authorities of Exeter City Council and Teignbridge District Council have determined that housing and tourist accommodation developments in their areas will in-combination have a detrimental impact on the Pebblebed Heaths through impacts from recreational use. The impacts are highest from developments within 10 kilometres of these designations. It is therefore essential that mitigation is secured to make such developments permissible. This mitigation is secured via a combination of funding secured via the Community Infrastructure Levy and contributions collected from residential developments within 10km of the designations. This development will be CIL liable and the financial contribution has been secured. On this basis, and as the joint authorities are working in partnership to deliver the required mitigation in accordance with the South-East Devon European Site Mitigation Strategy, this proposal will not give rise to likely significant effects.

CONCLUSION

This proposal is a considerable improvement on previous schemes, both in terms of the quality of the submission (following the receipt of amended plans and further justification) and in terms of its compatibility with the objectives of the local and neighbourhood plans. It offers the benefits of retaining a pub in the town centre, bringing underused floorspace back into use, providing dwellings in a sustainable location and, importantly, provides a means by which the building will be restored if the scheme is implemented. For all of these reasons the proposal is supported.

RECOMMENDATION

1. That the Habitat Regulations Appropriate Assessment outlined within the Committee Report be adopted

2. That planning application 20/0728/FUL be APPROVED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. Prior to the first occupation of any of the residential units hereby approved a sound insulation scheme shall have been submitted to and approved in writing

by the local planning authority. Such a scheme shall be designed to reduce the transmission of noise between the commercial premises and the residential development with the airborne sound insulation performance designed to achieve, as a minimum, a 10dB increase in the minimum requirements of Approved Document E. The standard must be applied to party walls between flats, as well as floors and ceilings shared with the commercial premises and details of the method of fixing shall be provided. The scheme to be submitted shall also provide for post construction testing certification to demonstrate the sound insulation performance has met the required standard and where necessary set out what further mitigation measures will be employed to achieve the required levels. The sound insulation scheme shall be installed and maintained only in accordance with the details approved by the Local Planning Authority.

(Reason -To protect the amenity of future occupiers of the dwelling in accordance with policies D1 - Design and Distinctiveness and EN14 - Control of Pollution of the Adopted East Devon Local Plan 2013-2031.)

4. No flat hereby permitted shall be occupied until facilities for the external storage of refuse and recycling have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved storage facilities shall be retained thereafter.

(Reason - To ensure that early consideration is given to the provision of refuse storage facilities for the residents in the interest of health and hygiene in accordance with Policies D1- Design and Local Distinctiveness, H3 - Conversion of Existing Dwellings and Other Buildings to Flats and EN14 - Control of Pollution of the East Devon Local Plan 2013-2031.)

5. Until the parking space associated with each individual flat has been completed in accordance with the approved plans that flat shall not be occupied. Thereafter at all times the parking spaces shall be kept free of obstruction and available for use by the occupants of the flats in perpetuity.

(Reason - To ensure that adequate and safe provision is made for the occupiers and in the interests of highway safety in accordance with the requirements of Policy TC7 - Adequacy of Road Network and Site Access and TC9 - Parking Provision in New Development of the Adopted East Devon Local Plan 2013-2031.)

NOTE FOR APPLICANT

Informative:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

Plans relating to this application:

2133 1.0	Proposed Floor Plans	13.11.20
2133 1.9	Proposed Elevation	21.07.20

AND**3. That listed building consent application 20/0729/LBC be APPROVED subject to the following conditions:**

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.
(Reason - To comply with Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.)
2. The works hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. Samples of the proposed roofing materials including slates, tiles or ridge tiles and details of the method of fixing shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works to the roof, and no other materials shall be used without consent.
(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)
4. In re-roofing where ventilation is necessary, ventilation should be provided at eaves level. Details of any alternative means of ventilation shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works.
(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)
5. All new approved barge boards, soffit boards, fascia boards and external cladding shall be constructed in timber only. The timber shall be painted in a colour to be submitted to and approved in writing by the Local Planning Authority prior to the work being carried out.
(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)
6. Details of replacement and new rainwater goods including profiles, materials and finishes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of these works. The works shall be carried out in accordance with the approved details.

(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

7. The rooflights indicated on the approved plans shall be of a conservation design with integral bar and flush with the roof, the model specification of which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of these works.

(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

8. Before external fixings are installed, including utility boxes, lighting, mail boxes, and security/access features, the details and specification for these items shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and specification.

(Reason - In the interests of the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

9. A full schedule of works to all windows and doors shall be submitted to and agreed in writing by the Local Planning Authority before any such works are undertaken. The schedule of works shall comprise a condition survey, a schedule of repairs and large scale, detailed sectional drawings of all windows and doors. The works shall be carried out in accordance with the approved details.

(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 (Extension, Alteration or Change of use of Buildings of Special Architectural and Historic Interest) of the East Devon Local Plan.)

10. A condition survey of the decorative plasterworks in the first floor function room and a schedule of repair/stabilisation works shall be submitted to and agreed in writing by the Local Planning Authority before any such works are undertaken. The works shall be carried out in accordance with the approved details.

(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 (Extension, Alteration or Change of use of Buildings of Special Architectural and Historic Interest) of the East Devon Local Plan.)

11. Where partitions are to be removed in accordance with the approved works, the work shall be made good to match the original.

(Reason - To safeguard the architectural and historic character of the building in accordance Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

12. Where new partitions are constructed in accordance with the approved works they shall be scribed around (not cut into) existing cornices, skirtings or other features.

(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

13. Rooms with cornices, moulded skirtings or other features which are to be divided in accordance with the approved works, shall have new lengths of cornice, skirtings or other features to match existing unless otherwise agreed in writing by the Local Planning Authority.
(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)
14. All the decorative plaster shall be retained in the original position and shall be protected during the whole period of alterations by a plywood box cover mounted on a timber frame.
(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)
15. Before any work is undertaken to demolish any part of the building, the applicant shall take such steps and carry out such works as shall, during the process of the works permitted by this consent, secure the safety and the stability of that part of the building which is to be retained. Such steps and works shall, where necessary, include, in relation to any part of the building to be retained, measures as follows:-
 - a) to strengthen any wall or vertical surface;
 - b) to support any wall, roof or horizontal surface;
 - c) to provide protection for the building against the weather during the progress of the works, and
 - d) in the case of cob buildings, the details of cob repairs.Details of any additional necessary repairs required as a result of the works, including methodology, specification or schedule shall be submitted to and approved in writing by the Local Planning Authority before continuing with the works.
(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)
16. All stonework/brickwork repointing and rendering shall be carried out using a lime based mix, the specification of which shall be submitted to approved in writing by the Local Planning Authority. The colour, texture, type of bond and joint, and finish shall match original work, and a small trial area shall be prepared in a non-prominent location for inspection and approval by the Local Planning Authority prior to commencement of the works.
(Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)

NOTE FOR APPLICANT

Informative:

In the interests of preserving the character and architectural features of the first floor function room, this consent does not allow for the installation of a suspended ceiling in that room.

Informative:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant listed building concerns have been appropriately resolved.

Plans relating to this application:

2133 1.0	Proposed Floor Plans	13.11.20
2133 1.9	Proposed Elevation	21.07.20
0	Location Plan	03.04.20

List of Background Papers

Application file, consultations and policy documents referred to in the report.