

# Planning Committee 13<sup>th</sup> August 2024

<b>APPLICATION NUMBER</b>		23/01230/LBALT	
<b>SITE ADDRESS:</b>		Royal Bank of Scotland, 8 Snitterton Road, Matlock	
<b>DESCRIPTION OF DEVELOPMENT</b>		Internal and external alterations, extensions and demolition to create 16 no. apartments	
<b>CASE OFFICER</b>	Sarah Arbon	<b>APPLICANT</b>	Mrs Matilda Fraser
<b>PARISH/TOWN</b>	Matlock	<b>AGENT</b>	James Boon Architects
<b>WARD MEMBER(S)</b>	Cllr S Burfoot Cllr M Burfoot Cllr S Wain	<b>DETERMINATION TARGET</b>	2nd April 2024 <b>EOT 16<sup>th</sup> August 2024</b>
<b>REASON FOR DETERMINATION BY COMMITTEE</b>	Major application	<b>REASON FOR SITE VISIT (IF APPLICABLE)</b>	For Members to appreciate the site and context and the impacts to heritage assets arising from the proposal.

<b>MATERIAL PLANNING ISSUES</b>
– Impact upon heritage assets

<b>RECOMMENDATION</b>
That authority be delegated to the Development Manager or Principal Planning Officer to grant Listed Building Consent, subject a no objection response from the EA on the associated Full application and conditions detailed in section 8.

## 1.0 THE SITE AND SURROUNDINGS

- 1.1 The (former) Royal Bank of Scotland (8-10 Snitterton Road, Matlock) is a grade II listed building (listed 1950) located prominently within the Matlock Bridge Conservation Area to the west of Matlock Bridge. The property was constructed in the late 18th century as an imposing detached townhouse. Some alterations appear to have been made in the early-mid part of the 19<sup>th</sup> century. In c. 1881 it became a bank at ground floor level with residential above. The principal block is designed in the Classical style, with pilasters, and is constructed from ashlar stonework with areas of coursed sandstone, sash and casement windows in plain stone architraves and central door with moulded stone door case. The hipped roof has been re-tiled with concrete slates. A new entrance was added to the southern side of the building in c.1912-3 which has Baroque Revival architecture with a heavy stone cornice and surmounted by 2 stone urns. Further flat roofed additions were made to the south-west and western sides of the building in the 20<sup>th</sup> century (including a new strong room on the western side of the main building in 1970-71). On the northern side of the original building a large two-storey extension, with 'archway', was added, most likely between 1937 and 1951. This is predominantly of ashlar/coursed stonework construction with stone detailing and sash windows of an unusual pattern. The roof is flat and part of the extension bridges a vehicular access way with its northern elevation is rendered. Attached to this northern extension is a single-storey flat roofed and timber clad terrapin building of c. 1961. To the rear of the building is a garage block of c.1951 with is not considered to be listed. To the frontage of the building is open ground and former garden with impressive stone walls. At the south-eastern corner is the Classical stone colonnade and the weeping beech tree covered by TPO 131 together with a group of trees in the north eastern corner.
- 1.2 With regard to the status of the main building group the entire group of buildings/structures (being all con-joined) as outlined above are protected by the grade II listing as the 1990 Act states that in the Act a 'listed building' means a "*building which is included in a list compiled, or approved, by the Secretary of State and, for the purposes of the Act, any object or structure fixed to the building shall be treated as part of the building*". In addition, any buildings/structures within the curtilage of the building (i.e. not physically attached/fixed to the building) which pre-date 1948, would also be protected by the grade II listing (i.e. the stone colonnade and boundary walls, for example). In this regard, the detached garage building to the rear (and built in 1951) would not be covered by the listing protection.
- 1.3 The Stone Cottage (12 Snitterton Road) is immediately to the west with its front elevation facing the rear car parking area adjacent to the garage block. The attached building has been converted into a holiday let. This property shares access with the site and has a small garden area to the north and west of the property with its rear elevation adjacent to the Snitterton Road footpath. Matlock Station abuts the site to the north with the pedestrian bridge over the railway line immediately adjacent to the northern boundary. The railway line and a bank of trees separate the site from the two storey stone town houses on Snitterton Road to the south west which are at a higher land level than the site. A variety of commercial buildings and a café are to the south over the road.

## 2.0 DETAILS OF THE APPLICATION

- 2.1 The proposals include alterations to the former bank in association with conversion to 4 no. apartments and demolition of parts of the listed building (including rear extensions to bank, the rear of the northern extension and the 1961 terrapin building) and the erection of a new, two-storey, block of 12 No. apartments/flats. Eight 1-bed apartments and eight 2-bed apartments are proposed. This is a revised scheme to overcome the reasons for refusal of the decision 20/01332/FUL which related to the loss of the northern extension, dominance and competing nature of the new build element, lack of affordable housing and

impact on the residential amenity of 12 Snitterton Road. The subsequent appeal was dismissed in May 2022.

- 2.2 In relation to the principle bank building submitted drawing (09) 01 Rev. A indicates the proposed extent of demolition works to the listed building. The conversion would include the removal of some minor internal walls, the blocking of some internal openings and a new single-storey infill to the rear elevation of the building (forming a second bedroom to Flat 2 in lieu of a former, modern, vault). The significant and fine 18th century staircase is to be retained and repaired as is all existing decorative plasterwork to individual spaces and areas. The sash windows are to be repaired and retained (with secondary glazing). The concrete tiled roof covering (1960/70s) is to be removed and replaced with a more traditional and appropriate natural slate roof covering. A new internal staircase (from Flat 3) is to be formed to access the attic space. Three rooflights are proposed on the inner pitched roof of the rear southern wing.
- 2.3 The total number of apartments proposed is 16. Since the original submission of this application which involved only the retention of the façade of the northern extension, negotiations have been undertaken to retain the side and part of the rear elevation of the extension in accordance with the Inspector's decision where the northern extension was considered "*to make a positive contribution to the listed building and the wider area*".
- 2.4 The erection a new build element is proposed to be two-storeys in height, with parapeted flat roofs and stone cladding with 'contemporary' openings and features. This part of the proposed development would contain eight flats (7, 8, 9, 10, 13, 14, 15 and 16). Amendments to the new build element have been made to set it back further from the front elevation of the northern extension in order to avoid an inappropriate terracing effect and allow the main building and its northern extension to be the predominant elements of the site. The side elevation which would be viewed from the pedestrian footbridge has also been broken up by stepping the façade and intruding landscaped elements.
- 2.5 The amendments are summarised as:
- Increased extent of the existing northern extension retained.
  - Moved the new extension another 1m further back.
  - Reduced the step on the east elevation fronting Matlock, mirroring the step on the existing northern extension.
  - North Elevation – stepped facade along this elevation, providing an opportunity of increasing the landscaping in more planters.
- 2.6 The block plan indicates a total of 14 car parking spaces would be provided with 11 to the rear of the buildings and the 3 angled spaces retained to the front. The land to the east of No.12 Snitterton Road has been sold to the owners of the property with two car parking spaces shown. Electric vehicle charging points and solar panels on the new building's flat roof are proposed. All apartments exceed the National Described Space Standard requirements for 1 bed 1 person (39m<sup>2</sup>) and 2 bed 4 person (70m<sup>2</sup>) accommodation.
- 2.7 Proposed mitigation of the surface water is through various SUDs as below:
- Green roof
  - Planters watered by rainwater harvesting, with overflow into water attenuation, which will be used in a grey water system for toilets.
  - Remainder going to a soakaway, and a possible mains connection for an overflow.

### 3.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

1. Matlock Bridge Conservation Area Appraisal
2. National Planning Policy Framework  
National Planning Practice Guidance

### 4.0 RELEVANT PLANNING HISTORY:

20/01333/LBALT	Alterations to former bank in association with conversion to apartments and demolition of Listed Buildings (extensions to bank and terrapin building)	Refused	Dismissed at appeal
20/01333/FUL	Erection of 2no. apartment blocks comprising of 18no. apartments, change of use of former bank to 4no. apartments with associated extensions and related demolition of listed and non-listed ancillary buildings and extensions	Refused	Dismissed at appeal
19/00459/LBALT	Relocation and alteration of former ATM aperture	PER	10/06/2019
19/00458/FUL	External refurbishment including replacement of ATM with window, removal of associated lighting, cabling and conduit box and repair works	PER	10/06/2019
T/18/00151/TCA	Works to various trees within the Matlock Bridge Conservation Area	PERC	09/11/2018
18/01140/FUL	External alterations as part of decommissioning of branch	PERC	05/02/2019
18/01141/LBALT	Internal and external alterations as part of decommissioning of branch	PERC	05/02/2019

### 5.0 CONSULTATION RESPONSES

#### Matlock Town Council

5.1 No objection.

#### Derbyshire County Council (Archaeology)

5.2 It is not considered that the works would have any archaeological impact.

#### Historic England

5.3 No comments.

#### Design and Conservation Officer (Derbyshire Dales)

5.4 It is considered that the proposed conversion and alterations/extension to the main building would be acceptable and would not adversely affect or harm elements, features

and spaces of significance to the listed building, or its general external character and appearance. Subject to setting back of the new build element from the front elevation of the northern extension and breaking up of the side wall this element would have a secondary and subservient presence in relation to the existing main building and the northern extension. It is considered that the proposal as amended would preserve the listed building and its setting and would preserve and enhance the Conservation Area.

#### Conservation Advisory Forum

- 5.5 The scheme was discussed in detail with reference to the submitted Statement and the previous Appeal Decision. They noted that the proposed development, as submitted, included for the retention of the later two-storey addition to the right hand side of the building but that only the front façade was to be retained (with new build behind). Whilst a majority view considered that the northern extension was an important part of the listed building and that it should be retained there was some concern expressed over this proposed 'facadism'. The Planning Inspector (in an Appeal of 2021), in reference to this northern section of the listed building considered that in its architectural design and form and integrity it, 'adds to the significance of the listed building and Conservation Area'. Furthermore, the Inspector considered that its 'demolition would, therefore, harm the special interest of the listed building and Conservation Area'. A majority view was that the retention of the stone façade etc. was an important part of the proposed development scheme and a necessary part and element of that development scheme and new build extension.

They discussed the proposed scheme for the (attached) new build extension (and rear of the northern extension) and the majority considered that in its general massing and scale that this was subservient to the host building and that the continuation of the flat roofed concept was appropriate and acceptable and contributed to this subservience allowing the host building to retain its architectural status and prominence. In that regard, it was considered that the proposed scheme in its concept and general design/form etc. would be an acceptable addition to the listed building and to this part of the Conservation Area.

It was considered that the modelling and detailing of the proposed elevations to the new build element did require some further articulation and refinement – in particular the north-east corner of the development, the straight north elevation, opening similarity and solid to void ratios – but considered this could be achieved. CAF expressed a concern over the proposed balconies and their detailing will need careful consideration. CAF remarked that the proposed infilling (and its potential impact on the principal elevation) of the current arched access would need careful design and detailing consideration. discussed the proposed works to the listed building itself were discussed and it was considered that, in general, the proposals were likely to be acceptable and not harmful to the overall significance of the asset.

#### Georgian Group

- 5.6 The Group has no objection to the reuse of this site for multiple apartments. We do however have considerable concerns about the intensity of the proposed redevelopment scheme, and in particular over the impact of the proposed large northern eastern extension on the setting of the listed building. The new building would spring from the northern end of the retained façade of the c1950 wing and the two combined would result in a range which would more than double the length of the original eighteenth century dwelling. The resultant development would therefore considerably erode its setting and detract from views of the listed building's principal façade when viewed from the west. The original eighteenth century building would effectively become part of a terrace rather than as an elegant, detached villa.

When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the special interest of the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1), applies to all decisions concerning listed buildings. Under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 they also have a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Whilst the architect has clearly striven to design an addition which would be visually subservient, the brief requires an intensive development to be squeezed into a relatively compact and extremely sensitive site. The result is a development which would detract both from the setting of the listed building, and from the character of the conservation area within which it is located. The replacement building will neither preserve nor enhance the character of the conservation area. NPPF 197.c directs local authorities that when considering the merits of proposals, they should take account of 'the desirability of new development making a positive contribution to local character and distinctiveness.' NPPF 206 directs that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.

The Group must regretfully therefore recommend that the applicant withdraws these proposals until such time as a scheme less harmful to both the setting of the listed building and conservation area can be formulated. If the applicant is unwilling to do so, then consent should be refused for this development.

### The Victorian Society

- 5.7 Their main concern is the missed opportunity to harmonize the main façade of this heritage asset with the proposed infill beneath the connecting walkway between the 20th-century extension and the late 18th-century building. The materials and design of the proposed infill would disrupt the harmony of this façade and detract from the thoughtful architectural qualities of this extension. The mid-20th-century extension expertly and sensitively borrows architectural details from the fine neoclassical proportions of the main 18th-century house and incorporates them into the extension; this should be followed through in the space below the walkway. Moreover, the proposed new windows on the mid-20th-century extension should continue to mirror the design of the windows on the late 18th-century block, thus maintaining the overall classical proportions of this façade. We also recommend that the proposed housing surrounding the heritage asset be set back to avoid harm to the prominent setting of this Grade II listed building.

## **6.0 REPRESENTATIONS RECEIVED**

- 6.1 A total of 3 representations have been received. A summary of the representations is outlined below:

- Adequate parking provision during construction and once completed is required to avoid massive disruption to residents and visitors of the area.
- There are concerns from the owner of Bank House in relation to his holiday cottage in terms of health and safety of visitors during construction.
- The entrance is far too narrow for construction vehicles and may cause damage to 12 Snitterton Road.

- 12 Snitterton Road has concerns with regard drainage and structural integrity when piling.
- The plans will enhance the area and garage will be demolished.
- The proposed car parking spaces should be allocated.
- The existing car parking use is an issue as has been rubbish and damage to the vacant building.
- The proposal is an evolution of the building and residential use is appropriate.
- Insufficient parking has been provided.

Two letters of support state the following:

- The proposal is sympathetic and would be a great addition to Matlock
- Residential use is more fitting for the Conservation Area.
- It looks an imaginative development
- Cycle parking and charging are required.

### Matlock Civic Association

The proposed additional flat-roofed frontage will further reduce the presence of the classical hipped -roof late 18<sup>th</sup> C Listed building, which will have only 37 % of the overall front elevation to Derwent Way.

The best interests of the Listed Building and the Conservation Area would be to allow the demolition of the 1950's extension and then ensure that the design of a new free-standing building reflects the 18<sup>th</sup> C building in a subservient manner.

MCA respect the efforts which the architect has taken to engage with us in the planning process and are deeply disappointed that the Council's stance at pre-application stage has forced him and his client to pursue a proposal which is unacceptable to MCA.

The retention of the façade of the 1950's extension together with further additional flat-roof will result in the overall main north -east flat roof frontage being substantially longer than the front, north eastern, elevation of the 18<sup>th</sup> Century Listed Building. Consequently, the flat -roofed elements will be substantially out of character with the elegant pitched-roofed form of the late 18<sup>th</sup> Century main building (Bank House). The front elevation raised parapet will present a discordant aspect when the side and front elevations are viewed together.

The Inspector's report dated 10 December 2020, arising from the appeal against the refusal of application reference 20/01332/FUL considered the existing flat-roofed extension to have some merit. The Inspector's decision letter states that the extension was constructed sometime between 1937 and 1951, whereas the Listing date is 1950. The crucial point is that, whatever the date of the flat-roofed extension, there is no reference in the listing details to the 1950's flat roof extension to the right of the front elevation of the 18<sup>th</sup> Century Bank House. Consequently, it is considered that the District Council and the Inspector should have paid very little, or no, regard to any perceived merits of the 1950's extension to the north west of the 18<sup>th</sup> C building. Substantial regard should be paid, however, to the citation relating to the 18C building. Consequently, it is considered that little weight should be given to the appeal decision insofar as it relates to the flat-roofed 1950's building. It follows that the 1950's extension is not significant enough to warrant retention under Local Plan Policy PD2

The need for planning proposals to have regard to a Sense of Place is now a fundamental planning requirement enshrined in Local and National policy. Matlock's predominant use of pitched roofs in its buildings defines how it sits in its wider landscape and its townscape. There are very few flat-roofed buildings in the Matlock Bridge Conservation Area and the few which do exist are not prominently sited, unlike the application site is in a prominent location in the town centre. The Inspector's decision letter does not mention this crucial point

in her assessment of the site context. The proposal is contrary to Policy PD1, because it does not contribute positively to an area's character, history and identity,

Only 11 parking places are proposed for 16 dwellings, which is way below the Council's parking standards. A parking shortfall of this nature will exacerbate the shortage of on street parking for residents, businesses, and customers in the town centre. It would be so much more sensible to use the space which would be provided by demolishing the 1950's extension to provide 4 extra car parking spaces.

The north western edge of the proposed new build will encroach into the Tree Protection Area of an important tree at the mutual boundary between the application site and the land surrounding the railway station

In the appeal decision referred to above the Inspector stated that:

2.The Council's second reason for refusal related to the lack of provision of affordable housing within the scheme, and the lack of contributions towards education and public open space. Following an exchange between the main parties of viability information, the appellants, whilst not accepting the Council's assessment, indicated that they would in principle accept the contributions as required by policy.

3. In any event, no such agreements have been drawn up, and so there would be no mechanism to secure these contributions, were I to allow the appeal. That being the case, I have not considered the second reason for refusal further. Such a concession should be granted in only very special circumstances and not when a proposal is fundamentally flawed in so many respects.

The applicants in this case have not supported their application by any reasons why affordable housing should be omitted from this proposal.

## **7.0 OFFICER APPRAISAL**

The following material planning issues are relevant to the assessment of this application:

- Impact upon heritage assets

### Impact upon Heritage Assets

- 7.1 The application is accompanied by a detailed Heritage Statement (HS) which assesses the significance of the assets taking account of the Conservation Area Character Appraisal and views that allow the significance of the assets to be appreciated.

### Conversion of Bank House

- 7.2 During its life as a bank the interior and to a lesser degree the exterior of the building has been altered and changed over time. However, the proposed plans for the main building (drawing (08) 13 Rev. B), indicate that more modern elements and changes would be removed and very little of significance to the listed building would be lost as part of the conversion and alteration to 4 No. apartments.
- 7.3 It is considered that the proposed conversion and alterations/extension to the main building are acceptable and would not adversely affect or harm elements, features and spaces of significance to the listed building, or its general external character and appearance in accordance with Policies PD1 and PD2.



## Northern Extension

- 7.4 The Planning Inspectorate's Appeal Decision (in which the appeal was dismissed) on a previous, refused, scheme (20/01332/FUL) which included the full demolition of the northern extension stated, in reference to the northern extension, that "*its design and details deliberately echo those of the main house. It is certainly a quirky addition which speaks to the architectural aesthetic of its time. It also embodies a physical record of the historic evolution of the building from private dwelling to its later commercial use. On both these counts, it makes a positive contribution to the listed building and the wider area*". The Inspector concluded that "*I have found that the northern extension adds to the significance of the listed building and the Conservation Area. Its demolition would, therefore, harm the special interest of the listed building and the Conservation Area*".
- 7.5 The heritage significance, value and interest placed on this northern extension, by the Planning Inspector is, therefore, clearly stated. As part of the originally submitted scheme it was proposed to demolish the rear and side of this northern extension leaving only the north-eastern façade of the building. The contribution and significance afforded to the northern extension is important and in this regard so is its authenticity and integrity. That authenticity and integrity is encapsulated in its design and association with the main building and in the northern extension as a holistic building entity and form (in its mass and in having stone faced elevations to both east and west). Historic England's conservation principles states that authenticity can relate to 'design or function, as well as fabric' and that integrity can apply to a 'design concept', the character of a place and its functionality'. It concludes, therefore, that loss or alteration etc. can, therefore, diminish significance. Therefore, the harm is limited to a small element of the northern extension not being retained.
- 7.6 The extent of the existing northern extension to be retained has been increased with the side and two storey rear element kept. However, the existing rear archway would not be retained as it would not be seen from outside the site, either from the pedestrian bridge to the north or from Snitterton Road to the South. The east elevation would be a record of the archway. The northern extension that positively contributes to the evolution of the building is retained in the main. To conclude, it is considered that the proposal, as amended, would preserve the listed building and its setting and would preserve and enhance the Conservation Area.
- 7.7 The garage block to the rear was built in 1951 and is not, therefore, deemed a curtilage-listed building. It has no special architectural or historic value and its demolition is considered to be acceptable. The Terrapin building being physically linked/attached to the main buildings is, technically, a curtilage-listed structure. However, it has no special architectural or historic value to the building group or context and its demolition is considered to be acceptable.

## New Build Element

- 7.8 In response to the Conservation Officer's concerns with regard terracing the new extension has been moved another 1m further back being mindful of the impact on the residential amenity of No. 12 Snitterton Road. The step on the east elevation fronting Matlock has been reduced, mirroring the step on the existing northern extension, creating more opportunity for landscaping to the front. On the north elevation a stepped facade along this elevation is proposed, the design has been carried from the west elevation, creating architectural rhythm as required by the Conservation Officer. This stepping also provides opportunity to strengthen the design principle of increasing the landscaping in more planters.
- 7.9 With regard to the general scale of the new build addition it is considered that this has a secondary and subservient presence in relation to the existing main building and the

northern extension. It is also considered that the use of parapeted flat roofing to the new building element, at a slightly lower level than the northern extension, presents an acceptable continuation of the design concept for the roof treatment of the northern extension and re-interprets this for a 21<sup>st</sup> century addition. With regard to the principal elevation of the new build element (east facing elevation), its plan-form comprises a 1m set back to part of the elevation then a forward projecting section forming the north-eastern end/corner which allows the main building and its northern extension to be the predominant elements of the site. The north elevation of the new build element, which faces the curtilage-listed stone boundary wall has been broken up to contain some architectural breaks/rhythm. The proposed west elevation is staggered, bay by bay, which is considered acceptable for the rear elevation of the new build element. In conclusion, it is considered that the proposed works and alterations to the main building are likely to be acceptable, subject to detailing, materials etc.

### Conclusion

- 7.10 The NPPF refers to the potential harm that developments may have on the significance of designated heritage assets. It is considered that the less than substantial harm identified should be weighed against the public benefits of the proposal as stated in NPPF paragraph 209. With regard to the proposed works to the northern extension and the new build element the 1990 Act places a general duty on local planning authorities that when considering whether to grant planning permission for development which affects a listed building, or its setting, the authority shall have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses. The Act also requires an authority to pay special attention to the desirability of preserving or enhancing the character and appearance of a Conservation Area. It is considered that the retention of the majority of the northern extension and the scale and design of the new build element would preserve the listed building and its setting. The Act also requires an authority to pay special attention to the desirability of preserving or enhancing the character and appearance of a Conservation Area. It is considered that the proposed works, would preserve and enhance the Conservation Area.
- 7.11 The conversion of the listed Bank House would renovate a prominent heritage asset bringing it back into use involving the provision of 16 dwellings in a sustainable location where the Council are unable demonstrate a 5 year supply together with improvements to the landscaping surrounding the prominent listed buildings which carries substantial weight in the planning balance. The conversion and construction of a new building would also generate construction employment. The harm identified is less than substantial harm in NPPF terms.
- 7.13 NPPF paragraph 193 states that:-  
*“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.* Paragraph 194 states: *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”.*
- 7.14 The harm identified in terms of the partial demolition of the rear archway section of the northern extension has been sufficiently justified with limited weight attributed to the harm on the significance of the listed building and Conservation Area. Furthermore, a number of later additions and buildings that detract from the listed building, its setting, and its contribution to the Conservation Area would be removed. It is on this basis, that the limited less than substantial harm is outweighed by the significant public benefits to be derived.

## 8.0 RECOMMENDATION

That authority be delegated to the Development Manager or Principal Planning Officer to grant Listed Building Consent, subject a no objection response from the EA on the associated Full application and conditions detailed in section 8.

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

Reason:

This is a statutory period which is specified in Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Proposed elevations 1 & 2 south east (08) 15 Rev A

Proposed elevations 3 & 4 north east (08) 16 Rev A

Proposed elevation 5 north west and proposed elevation 6 south west (08) 17 Rev A

Proposed ground and first floor plans (08) 13 Rev C

Proposed Landscaping (08) 20 Rev C

Proposed attic and roof plan (08) 14 Rev C

Proposed roof / site plan (08) 11 Rev C

Proposed drainage strategy (08) 19 Rev B

Significance Plans (08) 09

Location and block plan as existing (08)01 Rev B

;unless as otherwise required by condition attached to this permission or following approval of an application made pursuant to Section 96A of the Town and Country Planning Act 1990.

Reason: For the avoidance of doubt.

3. The development hereby approved shall be carried out in accordance with the outline schedule of works to the existing building dated 15<sup>th</sup> December 2023, unless otherwise agreed in writing by the Local Planning Authority.

Reason: For avoidance of doubt.

4. Full constructional details of all new external window and door joinery and/or metal framed windows and doors (including finish colour) shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The submitted details shall include depth of reveal, details of heads, cills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

Reason:

To protect the external appearance of the building and preserve the character of the area in accordance with Policy PD2 of the Adopted Derbyshire Dales Local Plan.

5. Samples of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before works commence on the facing walls or roof of the building(s). The works shall thereafter be constructed in accordance with the approved details.

Reason:

To protect the external appearance of the building and preserve the character of the area in accordance with Policy PD2 of the Adopted Derbyshire Dales Local Plan

6. Concurrently with the submission of a sample of the walling materials, a 2 square metre sample panel of those materials and type of pointing (mortar mix and method of application) to be used shall be erected on site for inspection before works commence on the construction of the exterior walls of the new building. The development shall thereafter be constructed in accordance with the approved details.

Reason:

To protect the external appearance of the building and preserve the character of the area in accordance with Policy PD2 of the Adopted Derbyshire Dales Local Plan

7. No meter boxes and/or soil vent waste pipes or any other grilles/pipes/vents etc. shall be fixed to the exterior of the building without the prior written approval of the Local Planning Authority.

Reason:

To protect the external appearance of the building and preserve the character of the area in accordance with Policy PD2 of the Adopted Derbyshire Dales Local Plan

8. Details of all new or replacement, flues, extract ducts, vents, grilles and meter shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the external appearance of the building and preserve the character of the area in accordance with Policy PD2 of the Adopted Derbyshire Dales Local Plan

9. Full details of all gutters, downpipes and all other associated external pipework shall be submitted to and approved in writing by the Local Planning Authority prior to being fixed to the new building. The details should include large-scale details/sections of the eaves (with its brick corbel detail), and the rise and fall brackets. These items shall then be provided in accordance with the approved details and so retained.

Reason:

To protect the external appearance of the building and preserve the character of the area in accordance with Policy PD2 of the Adopted Derbyshire Dales Local Plan.

10. Full construction details shall be submitted for the following prior to installation:-

Infill under the covered archway

Parapet details

Metal balustrade

The works shall thereafter be constructed in accordance with the approved details.

Reason:

To protect the external appearance of the building and preserve the character of the area in accordance with Policy PD2 of the Adopted Derbyshire Dales Local Plan.

11. No means of enclosure shall be erected until the design, location, and materials to be used on all boundary walls/fences/screen walls etc. have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments so approved shall then be completed prior to occupation of any of the apartments and shall thereafter be retained in perpetuity.

Reason:

To preserve the amenities of the area in accordance with Policy PD1 of the Adopted Derbyshire Dales Local Plan (2017)

## 9.0 NOTES TO APPLICANT:

The Local Planning Authority prior to the submission of the application engaged in a positive and proactive dialogue with the applicant which resulted in the submission of a scheme that overcame initial concerns relating to the form and design.

This decision notice relates to the following plans and documents:

Location and block plan as existing (08)01 Rev B  
Proposed elevations 1 & 2 south east (08) 15 Rev A  
Proposed elevations 3 & 4 north east (08) 16 Rev A  
Proposed elevation 5 north west and proposed elevation 6 south west (08) 17 Rev A  
Proposed ground and first floor plans (08) 13 Rev C  
Proposed Landscaping (08) 20 Rev C  
Proposed attic and roof plan (08) 14 Rev C  
Proposed roof / site plan (08) 11 Rev C  
Proposed drainage strategy (08) 19 Rev B  
Significance Plans (08) 09

Site plan as existing (08) 02  
Ground floor and first floor plans as existing (08) 03  
Attic and roof plans as existing (08) 04  
Site sections as existing (08) 05  
Elevations as existing (08) 06  
Elevations as existing (08) 07  
Garage building and existing plan and elevations (08) 08

Tree Survey by Jonathan Oakes Tree Care dated 14<sup>th</sup> March 2024  
Outline schedule of works to the existing building 15/12/2023  
Design, Access and Heritage Assessment and Impact Report Rev A and Addendum May 2024  
Climate Change Checklist  
Preliminary Ecological Assessment Rev A December 2023