

Parish:	King's Lynn	
Proposal:	Conversion of former post office (Class E) to a flexible use for commercial uses (Class E), public house, wine bar, drinking establishments and hot food takeaway (sui generis) on ground floor only with 30 residential units on first, second and third floors and third floor extension to create 4 new residential units	
Location:	Kings Lynn Athenaeum Blackfriars Street King's Lynn Norfolk	
Applicant:	Mrs Feride Guccuk	
Case No:	21/01568/FM (Full Application - Major Development)	
Case Officer:	Connor Smalls	Date for Determination: 5 November 2021 Extension of Time Expiry Date: 14 January 2022

Reason for Referral to Planning Committee – Referred by Sifting Panel

Neighbourhood Plan: No

Case Summary

The application relates to the former Post Office and BT exchange building off Baxter's Plain, in the town centre of King's Lynn. The building forms an island and is roughly triangular in shape with Paradise Parade to the north-west, Paradise Road to the north-east and Blackfriars Street to the south.

The application seeks consent for a mixed use development of the existing building to provide approximately 1312 sqm of commercial space (Class E, public house, wine bar, drinking establishments and hot food takeaway (sui generis) on the ground floor with 30 residential units on first, second and third floors and a third floor extension to create 4 new residential units.

The site is considered a non-designated heritage asset and is located adjacent to St Margaret's area of the King's Lynn Conservation Area.

Key Issues

- Principle of Development
- Form and Character
- Impact on Designated Heritage Assets
- Highways Safety
- Impact on Neighbour amenity
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application relates to the former Post Office and BT exchange building in central King's Lynn, known as King's Lynn Athenaeum. This building has been vacant for well over a decade and whilst not within the Conservation Area or listed, is considered a Non-Designated Heritage Asset. The building forms a dominant landmark within the locality, forming an island, roughly triangular in shape, with Paradise Parade to the north-west, Paradise Road to the north-east and Blackfriars Street to the south.

To the north lies a service yard to the back of the new H&M development as well the older former Iceland and other smaller units, the Lynn Museum that is housed within a Grade II Listed building lies to the north/east. A newly constructed four storey residential development located to the east with the current BT exchange building beyond and a former pub now used as a funeral parlour facing onto Blackfriars Street. Smaller scale buildings of two or two and a half storeys in height line the south side of Blackfriars Street opposite the application site. These buildings are in a mixture of retail and commercial uses and fall within the King's Lynn Conservation Area.

The Post Office building forms the boundary to the site, sitting at the back edge of the footpath. The front (western) part of the building that housed the post office is the older element of the building. It is U-shaped, three storeys high and has a hipped roof. The main door to the Post Office forms an attractive and visually notable feature fronting on to Baxter's Plain. Windows are rectangular and steel framed and generally reduce in size on the upper floors.

The back (eastern) half of the building is L-shaped and housed the BT Exchange. It is flat-roofed and also 3-storeys high however the height is greater than the Post Office part of the building. There is a roller shutter door off Paradise Road. Windows are generally rectangular and again reduce in height on the upper floors compared to the ground floor. The pattern is not as regular as the front element of the building.

The interior of the site is covered by a flat roof ground floor enclosure between the taller buildings surrounding the edge. It provides a roof to the loading area accessed off Paradise Road and for additional rooms associated with the Post Office. This enclosure is only visible from outside the site to the north where limited views are available from Paradise Parade.

The application seeks consent for a mixed-use development of the existing building to provide approximately 1312 sqm of commercial space (Class E, public house, wine bar, drinking establishments and hot food takeaway (sui generis) on the ground floor with 30 residential units on first, second and third floors and a third-floor extension to create 4 new residential units. It is proposed to provide a mix of one, two and three bed flats.

The commercial floor space would be at ground floor level with access through the existing Post Office door, new doors either side of the main entrance and through new doors in the existing building off Blackfriars's Street and Paradise Parade. These doors will be created by extending existing windows to floor level. Entrance to the flats above will be from ground floor access from Blackfriars Street, Paradise Parade and Paradise Road.

The flats are at first, second and third floor levels with 4 new units constructed on the flat roof of the rear former BT Exchange.

No car parking is provided for the site, but the ground floor layout shows space within the building for cycle parking. Bin storage is also provided for the domestic and commercial uses within the building. Servicing of the commercial uses will be directly from the street.

SUPPORTING CASE

Further to local interest in internal panelling:

The treatment of the panelling is not a planning matter. Nevertheless, I understand that there is local interest in seeing their retention. I can confirm that the intention is to retain the vestibule entrance as existing with the panelling remaining in situ as is already shown on the proposed plans.

Further the applicant will also seek to retain the panelling on the walls either in situ or relocated within the building where possible. The proviso is the nature of the existing fixings to the walls and whether the panels can be removed easily and that the panels will need to meet building control standards in terms of requirements such as fire safety.

PLANNING HISTORY

20/00130/PREAPP: INFORMAL - approve with amendment: 11/11/20 - PRE-APPLICATION ADVICE (FULL WITH CONSULTATIONS): Conversion of existing building to mixed use - hotel, commercial and residential (20 flats) including part third floor extension
Informal Advice

14/00589/F: Application Permitted: 31/07/14 - Variation of Condition 14 attached to planning consent 13/01088/FM to allow alternative uses of parts of the site
Delegated Decision

13/01088/FM: Application Permitted: 03/12/13 - Change of use from a Post Office and Telephone Exchange to a development comprising Retail, Office, Health Facility and Residential Use. The Residential use comprises 27 one & two bed units. The development includes the replacement of the single storey building in the north east corner of the site and the addition of an additional storey to the Paradise Road wing
Committee Decision

13/00021/PREAPP: INFORMAL - Likely to approve: 07/06/13 - PRE-APPLICATION ENQUIRY: change of use to mixed use including retail, offices and residential
Informal Advice

08/01849/F: Application Permitted: 03/09/08 - Variation of condition 9 of the change of use from former post office to class A4 (Drinking Establishments) including alterations to external elevations, to allow opening until 12.30am Sunday to Thursday and until 2.00am Fridays and Saturdays (plus 30 minutes drinking up time)
Delegated Decision

08/01196/CU: Application Permitted: 18/07/08 - Change of use from former post office to Class A4 (Drinking Establishments) including alterations to external elevations
Committee Decision

08/00640/F: Application Refused: 20/06/08 - Installation of two ventilation louvres on east elevation
Delegated Decision

2/03/2346/F: Application Permitted: 19/01/04 - Installation of telecommunications equipment
Delegated Decision

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2/03/2347/F: Application Permitted: 19/01/04 - Installation of telecommunications equipment **Delegated Decision**

2/02/1087/T3: Application Permitted: 29/07/02 - Installation of telecommunications apparatus including 5 pole mounted sector antennae and 3 pole mounted dishes **Delegated Decision**

2/00/1123/F: Application Withdrawn: 08/08/00 - Installation of radio base station **Delegated Decision**

2/00/1059/PN: : 02/08/00 - Installation of 2 telecommunications masts and ancillary equipment **Delegated Decision**

2/95/1600/F: Application Permitted: 11/01/96 - Provision of fire door **Delegated Decision**

2/94/0961/PN: : 11/07/94 - Siting of radio dish antenna **Delegated Decision**

RESPONSE TO CONSULTATION

Parish Council: N/A

King's Lynn Civic Society: NO OBJECTION:

- King's Lynn Civic Society strongly support bringing this building back into use at the earliest possible time. It has been frustrating to see it derelict for nearly 15 years.
- Concerned about the number of relatively small flats being brought forward for the housing market in Lynn. These ones appear to be proposed over a potentially large pub or restaurant – so it may not be a quiet neighbourhood and we would think would make the flats less attractive. In general, we are concerned about the viability of the proposals.
- Businesses that would benefit the residents above would be more relevant such a café/deli, gym, hairdresser or launderette?
- On the west elevation, we have no particular view on removal of the flag pole or addition of roof lights, but some concern about the new doorways and alteration of windows.
- On the south elevation – again we have some concern about the window alterations.
- We think the proposals for the north elevation will greatly enhance this frontage.
- The proposed east elevation should also be an improvement. We are reasonably content that the additional third-floor flats will not be overly intrusive in the setting. The metal cladding finish for these flats needs clarification.
- Approve of the resident's roof garden – but it is a small area for the number of residents who may wish to use it. Some of the second- and third-floor flats don't appear to have any outdoor area at all.
- Plans allow for no extractor flues / vents, etc.

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- How will the building be heated? In general, there appears to be a lack of plant room accommodation. The roof plan suggests solar panels, but we didn't see these referred to anywhere.
- Concerns about the 'open plan' nature of the ground floor proposals. What is proposed for all the wooden interior panelling and the former counter?
- It is essential that the external setting is also enhanced and we know that Baxters Plain and Blackfriars Street are earmarked for public realm enhancement within the 'Town Deal'.

King's Lynn Area Consultative Committee: NO OBJECTION

Conservation Area Advisory Panel: NO OBJECTION:

The Conservation Officer presented the application and explained that it was sited just outside the Conservation Area. The building was not Listed, but was considered a non designated heritage asset. It was also adjacent to the Listed Museum Building and any development would need to be assessed for its impact upon the setting of the listed building and the conservation area.

The Panel was provided with detail of the previous planning consent for the site and he outlined the main differences with the new application, which included the central block between the roof and garden area. It was also noted that a new top floor was proposed.

The Panel commented that the roof lights were acceptable, a flat roof was preferred on the top floor, consideration should also be given to the materials used on the top floor as one member of the Panel did not feel that cladding was appropriate. Concerns were raised relating to the internal timber panelling on the ground floor and what was happening to it. Comments were also made relating to the flats and ventilation; it was felt by one member that they could get too hot in the summer and the Conservation Officer explained that this would be looked at by the CSNN Team as part of the planning process.

Conservation Officer: NO OBJECTION:

The site is not within the conservation area but sits opposite and adjacent to the conservation area and the listed museum. Historic England declined the request for listing the building, but it should still be regarded as a non designated heritage asset and any application should be considered against the setting of the CA and the adjacent LB.

The current application also needs to be considered against the previous consent back in 2013. Historic England commented on the pre application direct with the agent, raising comments in particular about the north elevation where the building faces the museum, in particular a new stair tower. No objections were made about the treatment of windows. In the formal consultation to the application, concerns about the windows to the ground floor have now been made, despite overall support of the application including the new floor to the top. I am not sure what pre app scheme was sent to HE as we are not part of this process and if the windows were changed subsequently to their comments.

Given the amount of time this unprotected but very important building has been empty and in poor condition, in my view it is important that a new use is found for it quickly. Whilst the alterations to the ground floor windows are not ideal, mindful of paragraph 203 of the NPPF, I do not believe its significance will be compromised to the degree by the change to the windows that the application should be refused. This application was also taken to CAAP

who were supportive of the changes to the windows being mindful to the buildings long term future.

Housing Development Officer: NO OBJECTION:

This application proposes the conversion of the former post office building to 30 apartments and extension of the building to form 4 further apartments. As the conversion of existing buildings does not require an affordable housing contribution and the 4 additional units are below our threshold, I can confirm in this instance no affordable housing will be sought.

Community Safety and Neighbourhood Nuisance: NO OBJECTION:

Subject to conditions and informatives that will be attached to any consent granted.

Environmental Quality: NO OBJECTION:

Subject to conditions and informatives that will be attached to any consent granted.

Emergency Planning Officer: NO OBJECTION:

Flood risk advice would be attached to any consent as an informative.

Arboricultural Officer: NO OBJECTION

Waste And Recycling Manager: NO OBJECTION

Greenspace/Database Officer: NO OBJECTION:

With reference to other similar development proposals within the town, it seems as though the provision of public open space would not be feasible or desirable.

Landscape recommendations were made and would form conditions to any consent granted.

Regeneration Manager: NO OBJECTION/SUPPORT:

The prominent town centre site has been vacant for a long period of time and monitored under the Derelict Land & Buildings officer group. The applicant has engaged with the department during the development of their proposals to ensure they align with the regeneration ambitions for the area.

We are therefore pleased to see this application come forward and support the proposals submitted for the following reasons.

- Town Centre Repurposing to bring vacant properties back into use is a key priority identified in the Town Investment Plan, 2019/20.
- The proposal to convert the upper floors to high quality residential units is welcomed to increase the density and opportunities for living which is critical to the vibrancy and viability of the town centre.
- The location of the site is on a key pedestrian route from the Rail Station to the town centre which is identified as a priority in the King's Lynn Public Realm Action Plan, 2020. We therefore recommend careful consideration to the setting of the site and contribution it can make to improve the quality of the public realm in this area, particularly opportunities for cycle storage, tree planting and seating. We would be happy to

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continue dialogue with the applicant on these aspects of the design to ensure they align with the Action Plan and complement proposed interventions and investment planned in the area under the Towns Fund.

Internal Drainage Board: NO OBJECTION

Highways Authority (NCC): NO OBJECTION:

Subject to conditions relating to securing the cycle parking and Traffic Regulation order and informatives which would be attached to any consent granted.

Historic Environment (NCC): NO OBJECTION

Lead Local Flood Authority (NCC): NO DETAILED COMMENTS

Comments refer to standing advice.

Planning Obligations (NCC): NO OBJECTION:

The following infrastructure will need to be funded through CIL:

Library: A development of 34 dwellings would place increased pressure on the library and mitigation is required to increase the capacity of the library. Mitigation required at £75 per dwelling. £75 x 34 = £2,550.

Historic England: NO OBJECTION and make the following comments:

Historic England has concerns regarding the application on heritage grounds, in particular the proposed changes to the ground floor windows of the former post office and would recommend this is reconsidered.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 7, 8, 199 and 200 of the NPPF. In determining this application you should bear in mind the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Anglian Water: NO OBJECTION:

Informative recommended would be attached to any consent granted.

Norfolk Fire and Rescue Service: NO OBJECTION:

The proposal needs to meet the necessary requirements of the Building Regulations 2010 – Approved Document B (volume 2 – current edition, or as revised) including any requirements in relation to B5 access, facilities and arrangements for emergency service vehicles, as administered by the Building Control Authority.

As the proposed residential area is going to be above ground floor level and some residential units will be made accessible for wheelchair use, Norfolk Fire and Rescue Service would recommend the installation of an evacuation lift in a suitable protected shaft to enable the safe evacuation of all residents, including those with mobility impairment, without assistance, in the event of fire.

Norfolk Constabulary Architectural Liaison Crime Prevention Officer: NO OBJECTION and makes the following comments:

- The proposal relies on the existing surrounding car parking provision of the town for patrons and residents travelling by a motorised vehicle. These adjacent facilities used to have Park Mark accreditation and it would be worthwhile for this to be reintroduced.
- The securing of cycles left unattended must be considered within the design of any new commercial or residential property. The cycle stands must facilitate the locking of both wheels and the crossbar.
- A Landscaping plan needs to provide all specified shrubs and hedges that have a maximum growth height of one metre, whilst all trees should be “up pruned” to a minimum height of two metres to maintain a clear field of vision around the site.
- A Lighting plan to cover all vulnerable areas should be in place. This will help to deter and reveal potential offenders and a uniform spread of white light to meet the updated British Standard BS5489-1:2020 is required.
- Lighting design should be coordinated with a CCTV installation (when specified) and the landscape designed to avoid any conflicts and to ensure that the lighting is sufficient to support a CCTV system.

Natural England: NO COMMENTS

Environment Agency: NO OBJECTION:

Conditions regarding the submitted Flood Risk Assessment will be attached to any consent granted.

Bridge & All Saints Street Association: OBJECTS on the following grounds:

- Concerns regarding lack of parking provision and the resulting parking on town centre residential streets.
- Lack of demand for retail units.
- Recommends a park and ride service, free parking for residents and residents only car parks.

St Margaret’s with St Nicholas Ward: OBJECTS on the following grounds:

- Alterations to west façade involving new doorways are not welcome.
- Ground floor panelling should be retained.
- Cladding to new third floor units needs to be clarified.
- The roof garden should be extended.

REPRESENTATIONS 1 public **OBJECTION** and 1 **NEUTRAL** public comment on the following:

- If planning application is approved that this empty building will once again be used.
- Concerns around traffic in the area and parking, as well as noise from anti-social behaviour as a result of retail outlets selling alcohol.

- Concerns that the ground floor would just be used for a pub, wine bar, restaurant, and other food outlets, as it would not be just noise that would be detrimental to the flat owners but also cooking smells.
- Suggests that the ground floor be converted either as a gym or with sufficient sound-proofing as parking spaces specifically for the flat owners.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS09 - Housing Distribution

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM10 – Retail Development

DM15 – Environment, Design and Amenity

DM16 – Provision of Recreational Open Space for Residential Developments

DM17 - Parking Provision in New Development

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

Policy E1.1 – King's Lynn Town Centre

Policy E1.2 - King's Lynn Town Centre Retail Expansion Area

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The main considerations are:

Principle of Development
Form and Character
Impact on Designated Heritage Assets
Highways Safety
Neighbour amenity
Other Material Considerations

Principle of Development

The conversion of a currently vacant building with King's Lynn town centre is an incredibly desirable development proposal. It would accord with the regeneration aims for King's Lynn including within the Towns Fund and Heritage Action Zone. The route from King's Lynn Train Station to Purfleet Quay is included within the Public Realm Action Plan for King's Lynn which proposes enhancements to the public realm along Blackfriars Street and Baxter's Plain, including areas around the Athenaeum. The conversion of the old Post Office, providing commercial uses within Class E as well the sui generis uses of; public house, wine bar, drinking establishments and hot food takeaway (sui generis) on ground floor alongside 30 residential units on first, second and third floors and third floor extension to create 4 new residential units, is compliant with both national and local policy aims, requirements and objectives.

The NPPF expresses the importance of 'ensuring the vitality of town centres'. Paragraph 86 states:

"Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation."

Town centres long-term vitality and viability is to be supported by; "allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters". It is important to note that "that residential development often plays an important role in ensuring the vitality of centres".

The aforementioned principle is reiterated in Policy E1.1 Site Allocations and Development Management Policies Plan. King's Lynn is promoted as the prime focus for retail within the borough. "This includes the development of retail, offices serving visiting members of the public, hotels, assembly and leisure uses, and community and cultural facilities. Other uses which contribute to the character and vibrancy of the town centre will be encouraged, including residential (C3)".

High quality housing in the town centre is encouraged as is redevelopment to increase the provision of larger, modern format retail units. The retention of active frontages is encouraged as is the refurbishment or replacement of shop frontages "where this secures an active frontage and strengthens the local distinctiveness of the town and its heritage".

Policy CS01 of the Core Strategy 2011 sets out the Council's strategy for sustainable development. This includes promoting King's Lynn as the main centre for retail, leisure and culture, acting as an economic driver within the borough. New jobs will be provided to support the town's sub-regional role and appropriate use of the high quality historic environment in the town through sensitive inclusion in regeneration proposals. King's Lynn's role as a sub-regional centre is further detailed in policy CS02 and CS03. CS03 states that at least 1000 new dwellings will be provided as part of the regeneration of the central area of King's Lynn. The policy supports the provision of additional retail and employment floor space in King's Lynn and specifically states that within the historic and commercial cores of

the town new development will be required to demonstrate a high quality of design which, without stifling innovation, respects and enhances the wider historic surroundings and reinforces a positive visitor experience to the town.

Policy CS10 supports economic growth, including retail generally in the Borough. Within town centres, retail, tourism, leisure, and cultural Industries are specifically encouraged. DM10 of the Site Allocations and Development Management Policies Plan further supports this by stating that new retail uses should be located within town centres. Support is needed to maintain King's Lynn as a major retail centre.

The application site also falls within the Retail Expansion area of King's Lynn as detailed in Policy E1.2 of the SADMP. In this area "significant expansion and enhancement of retail and other town centre uses will be encouraged".

Based on the above, it is clear that the principle of development is entirely policy compliant both in terms of national and local policy.

Form and Character

The application concerns King's Lynn Athenaeum, this building consists of the former Post Office building as well as the former BT exchange building. The building is not listed or within King's Lynn Conservation Area; Historic England have in fact declined requests to list the building. However, the building is a historic landmark within the area and contributes positively to the urban street scene and wider locality, especially the west elevation facing Baxter's Plain. As such, the building is considered a non-designated heritage asset and will be considered as such in line with paragraph 203 of the NPPF.

The character of the locality is varied with the somewhat open area of Baxter's Plain to the west, the more modern Vancouver Quarter and the newer H&M development to the north/west, the service yard for said units alongside the vacant former Iceland and smaller units to the north, the listed Lynn Museum and residential development to the east and buildings within the Conservation Area to the south.

The overall form and mass of the building will remain mostly unaltered as a result of this proposal other than cosmetic changes to the elevations, new roof lights and the new third floor addition of four new residential units to the rear flat roof element of the building.

The new third floor addition will consist of four new flats extending from the 'L' shaped former BT exchange to the rear of the building. This new element will consist of shallow pitched roofs orientated towards Blackfriars Street to the south and Paradise Road to the east. The new units will be set back over 2m from the edge of the building ensuring that the new third floor extension will not appear as an overly significant element in the street scene. Longer distance views will be possible from beyond the Lynn Museum, from Blackfriars's Street, Clough Lane and St James Park. However, but the overall mass of the new units will not be significant when compared to the existing building and it will be visually in scale and in keeping with the existing building.

It has not been considered imperative to insist that the roof of this new element is flat as there are no outright objections from consultees and the Conservation Officer is supportive of the pitched roofs. However, it has been necessary to insist on changes regarding the fenestration to the third-floor addition. The windows have been amended to move in line with the windows on the floors below on the existing building. This has ensured the continuation of the vertical emphasis of the elevations and creates a coherent and complimentary relationship between the old and the new elements. The vertical emphasis also relates well with the shallow pitched roof, reducing the visual presence and ensuring an acceptable

impact. The new addition is indicatively shown on plans to be metal clad; this is an attractive and high-quality design and will create a positive visual difference between old and new without being incongruous. However, this has been conditioned and will have to be carefully selected to ensure a suitable finish.

At third floor to the hipped roof of the Post Office several roof lights are proposed. No objections have been raised to these alterations and they are considered to be suitable given the conversion of this prominent building and the adequate provision of light for residents. The flagpole would be removed which is again considered a small scale and acceptable alteration. To the eastern elevation, the first and second floors would see the existing windows serving the staircase widened to accommodate balcony areas behind. Again, this is a small scale alteration considered to have an acceptable impact in relation to the wider scheme. Other than that, at first and second floor the elevations are mostly unchanged with windows being replaced like for like (details to be agreed via condition).

There are changes proposed to the elevations at ground floor level. This involves the creation of two new doors on the western elevation by extending two windows down to floor level. Metal cladding would be installed either side of these new openings to create a contemporary, but in keeping element on this prominent façade. To the south, multiple windows would be converted to new entrances which includes being brought down to floor level. Remaining windows will be slightly extended down (above floor level) and replaced with fully glazed units including metal box detailing for future signage. These larger windows and doors would be fully glazed to allow views into the commercial space beyond. To the east, two new doors would be created by extending windows to floor level and once again windows will slightly extend down, the shutter door and side access would also be altered with the addition of metal cladding to the side entrance. To the north, the central window on the front post office element of the building will be lowered to floor level creating a door. To the rear BT Exchange element, part of the side elevation wall will be removed to create a residents' access via staircase to the roof garden. This will see a new secure gate providing access and a means of escape. Four new doors will be created as will large glazed retail frontages.

These ground floor additions are considered to create high quality active frontage allowing permeability between the commercial space within and the wider public realm beyond. The retail and commercial uses at ground floor are fully supported by both local and national policy as is high quality active frontage. This element of the proposal will create high quality commercial space within the town centre and enhance the buildings relationship with the adjacent streets. The new doors will be the same width as existing windows and will ensure the historic integrity of the building is maintain whilst providing the optimum environment for the uses within. This is fully policy compliant and supports policy and regeneration aims for this area of King's Lynn.

It is of note that this scheme follows previously approved scheme at this site (ref: 08/01196/CU, ref: 13/01088/FM and ref: 14/00589/F). Previous proposals included alterations to windows and fenestration at ground floor to create new doors as well as additions to the third floor and major alterations and additions to the north. Previously approved schemes are considered to alter the built form of the building cumulatively more than this proposal. The principle for the proposal as described above is acceptable on its own merits but also has this precedent in planning history.

Historic England raise concerns regarding the proposed changes to the ground floor windows and the potential impact on the setting of the nearby Conservation Area. This is not a view shared by The Conservation Officer, the Conservation Areas Advisory Panel or the King's Lynn Area Consultative Committee. As detailed above, the provision of high quality commercial space with active frontage in the town centre is an import policy objective. Given

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the amount of time this unprotected but very important building has been empty and in poor condition, it is vitally important that a new use is found for it quickly.

In line with Paragraph 202 of the NPPF; "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use." With this in mind, as well as the provision of paragraph 203 of the NPPF, it is considered that by securing the optimum viable use of this prominent building and important non-designated heritage asset, any minor harm to the setting of the nearby Conservation Area would be far outweighed by the positive impacts both on the street scene, wider townscape as well as the viability and vibrancy of King's Lynn town centre. The proposal is compliant with Policy CS03, CS08, CS10, CS12 of the Core Strategy 2011 as well as DM10, DM15 and E.1 of the Site Allocations and Development Management Policies Pan 2016. Alongside this, the proposal is compliant with the provisions within sections 7,12 and 16 of the National Planning Policy Framework as well as the National Design Guide.

It is of note that signage areas are indicatively shown on approved plans. Notwithstanding this, any signage would be dealt with through an advertisement application and require separate consent.

Impact on Designated Heritage Assets

The proposal lies within the setting of the Grade II Listed former Union Baptist Chapel (Lynn Museum) and the King's Lynn Conservation Area on the opposite side of Blackfriars's Street. The impact on the Conservation Area as a result of ground floor additions and alterations has been discussed above. Changes to the remainder of the building are less significant and have raised no objections, this includes the new third floor units. The overall form and scale of the development will remain relatively unchanged in regards to the relationship with the Conservation Area. As such, any impact is considered minor and acceptable.

Regarding the Listed Lynn Museum, the new third floor extension will be in reasonably close proximity to the heritage asset. However, the increase in height and scale is in keeping with the massing of the Athenaeum as a whole. Whilst visible from wider views the proposal will be in keeping with the main building and therefore have a limited increase in visual impact in relation to the museum. The Athenaeum would not appear any more dominant than existing in the street scene compared to the museum. The height of the museum's spire would remain taller, which will ensure this element of the listed building remains a focal point in nearby and wider views.

Various parties have raised concerns around the historic internal panelling. As previously stated, the Athenaeum is not listed and is not within the Conservation Area. Therefore, the building has no statutory protection through the planning system and internal alterations and additions to the building are not a planning matter. However, the applicant is cognisant of the public interest in this element of the building and their agent has stated the following:

"I understand that there is local interest in seeing their retention. I can confirm that the intention is to retain the vestibule entrance as existing with the panelling remaining in situ as is already shown on the proposed plans.

Further the applicant will also seek to retain the panelling on the walls either in situ or relocated within the building where possible. The proviso is the nature of the existing fixings to the walls and whether the panels can be removed easily and that the panels will need to meet building control standards in terms of requirements such as fire safety."

As such, the applicant is going above and beyond what is required by legislation and policy.

It is therefore considered that there will be no unacceptable harm on any designated or non-designated asset, the setting of any asset or the wider area. This is in compliance with the provisions of Policy CS03, CS08 and CS12 of the Core Strategy, DM15 and E.1 of the Site Allocations and Development Management Policies Plan and Section 16 of the NPPF, specifically paragraphs 197, 202 and 203.

Highways Safety

No car parking is provided with the development and there is a total of 63 bicycle spaces provided for residents (43) and staff (20) within the building at ground floor level. Any residents, staff and visitors wishing to use a car would have access ample town centre car parks which would provide both short and long term options as well as visitor cycle parking. No objection to this provision has been received from Norfolk County Council, who support this. It is also of note that no car parking was provided in the previously permitted schemes.

Policy DM17 States:

“Reductions in car parking requirements may be considered for town centres, and for other urban locations where it can be shown that the location and the availability of a range of sustainable transport links is likely to lead to a reduction in car ownership and hence need for car parking provision”

The location of this site is within immediate proximity to excellent transport links via King’s Lynn Train Station, Bus station and the National Cycle Network. Alongside this, the site is within the heart of King’s Lynn town centre and has an extensive range of amenities within walking distance. It is considered that this is a highly sustainable site and the omission of car parking is completely policy compliant within local and national policy requirements and aims.

The commercial ground floor elements of the proposal will be served from the street (Paradise Parade). NCC Highways recommends a condition to any consent requiring a traffic regulation order seeking “the prohibition of the loading and unloading restrictions (Namely: Loading area as marked 'HGV unloading bay', loading and unloading prohibition on Paradise Road) ... is secured by the Highway Authority.” An HGV loading bay would be provided on Paradise Parade to the northern of the site in conjunction with a dedicated service door to offer access for commercial goods. NCC Highways raise no objection to any element of the scheme.

On the basis of the above, the proposal complies with Policy CS11 of the Core Strategy, DM17 of the Site Allocations and Development Management Policies Plan and Norfolk County Council parking requirements.

Impact on Neighbour Amenity

The use of the building with Class E and commercial Sui Generis uses at ground floor with residential above is considered suitable within the urban town centre location of the site. This relationship is in accordance with Policy CS03 of the Core Strategy and E.1 of the SADMP. It is also supported within section 7 of the NPPF. Various conditions regulating the ground floor uses including opening hours, delivery hours, sound insulation between floors and music levels are recommended to ensure an appropriate relationship between residential amenity and the uses at ground floor. There are examples within the immediate locality of commercial uses at ground floor and residential above. It is considered that this vertical mix of uses contributes positively to the vibrancy of an area and contributes significantly to the viability of town centres. Any addition of plant in association with the ground floor uses to the

building will be subject to further details which will ensure that any impact on amenity to residents can be assessed in detail.

The surrounding area consists mostly of retail and commercial uses to which there is the policy support to diversify with residential. There is a newly constructed residential property of four storeys to the east of the application site. The relationship between this building and the rear of the application site has been assessed to ensure there is no direct overlooking. A cross section shows that windows are not at the same level and there will be no direct views between the two buildings. There is also a separation of over 8m ensuring a suitable relationship. The impact of the commercial uses is considered to be appropriate in relation to the wider setting. Due to the town centre location and surrounding uses including retail, the bus station and museum the addition of the proposed ground floor uses will not adversely impact the amenity of this neighbouring residential building.

The proposal as a result complies with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Other Material Considerations

Flood Risk

The application site is located within Flood Zone 1 but would be at risk of becoming isolated from safe access and egress routes in an extreme flood event (1 in 200 years).

The application proposes the change of use and associated works to convert an existing building. As such, the sequential test is not required to be passed.

In relation to the exception test, 'Table 3: flood risk vulnerability and flood zone 'compatibility' within the Planning Practice Guidance, states that as the development is in Flood Zone 1 and the uses fall within the less and more vulnerable the exception test is not required.

Neither the Environment Agency nor the Emergency Planning Officer raise objections to this proposal. The EA strongly recommends that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) are adhered to, this is secured by condition.

In terms of drainage, the foul and surface water will drain into the existing sewerage network. This is considered acceptable subject to conditions.

The proposal complies with Policy CS08 and section 14 of the NPPF.

Affordable Housing

This proposal is for a total of 34 residential units. 30 are included in the conversion of the existing building whilst there will be four new units at third floor level. As there are only four new units the proposal does not meet the threshold (10 units or more) for affordable housing contributions.

Financial Contributions

Norfolk County Council Planning obligations have requested a financial payment towards Library service to be delivered via CIL. However, the application site is within the King's Lynn CIL rated £0 area. Based on the limited amount of contribution requested is not considered necessary or reasonable to request this contribution via a Section 106 agreement.

Protected Species

A Preliminary Roost Appraisal has been carried out in order to assess any potential impact on protected species as a result of this development. This report has found that the works will have a negligible impact on bats, low impact on local bird populations and no impact on any other protected species. No further surveys are required.

Any consent granted will include a condition requiring that works are carried out in accordance with recommendations in the report in accordance with the NPPF and Policy CS12 of the Core Strategy 2011.

Consultee Comments

King's Lynn Civic Society:

Concerns were raised around the number of relatively small flats being brought forward for the housing market in Lynn as well as the location above commercial uses. It is a common feature of urban town centre locations to have a vertical mix of uses and this is supported in local and national policy. Residents would be aware of any uses at ground floor prior to occupation. Sound mitigation measures are also included in conditions recommended for any approval. The size of the flats is comparable to other recently approved developments and the proposal provides a mix of one, two-and three-bedroom options.

Concerns were also raised around the viability of the proposal, as stated this is a policy compliant scheme providing much needed housing and commercial space within the town centre. Viability of the proposal is ultimately for the developer to consider.

Regarding the 'small area' for the roof garden, this will be provided on an existing flat roof area so cannot be reasonably increased in size. It is considered that this will provide a valuable amenity for residents.

Concerns were raised that 'plans allow for no extractor flues / vents, etc.'. Indicative locations are shown on the roof plan and further details would be required to be submitted to the LPA prior to installation, secured by condition.

Regarding heating of the building plans show solar panels to the roof alongside Air Source Heat Pumps. A plant room is shown on the ground floor plan.

Regarding concerns about the 'open plan' nature of the ground floor, this is due to the flexible nature of Class E and the sui generis uses proposed. This layout allows for flexibility when considering tenants and will allow for a viable use to be secured for the commercial elements of the proposal. Internal subdivision for smaller uses would likely not require permission.

Regarding the external setting being enhanced and public realm enhancement within the 'Town Deal', this is not a consideration of this planning application but it is noted that proposals are coming forward separately to enhance the surrounding area.

All other comments are addressed in the above report.

Norfolk Constabulary Architectural Liaison Crime Prevention Officer:

Introducing Park Mark accreditation to nearby car parks is outside of the planning system.

Cycle storage is located inside the building and has received no objections.

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A Landscaping plan is included as a condition for any approval.

A Lighting plan is included as a condition for any approval.

All other objections and comments have been addressed in the above report.

Waste and Recycling

Bins are provided for both residents and the commercial units at ground floor. The residential bins are located in two locations, one to the northern residential access and one to the eastern. Commercial bins are provided adjacent to the service access and corridor for the commercial units. The Waste and Recycling manager raises no objection and there is sufficient space for a suitable level of bin provision and collection.

Public Comments:

Issues around highway and commercial uses have addressed in the above report.

CONCLUSION

To conclude, this application proposes the use and revitalisation of a currently vacant, Non-Designated Heritage Asset regarded as a local landmark. It would accord with the regeneration aims for King's Lynn including within the Towns Fund and Heritage Action Zone and provisions of the Public Realm Action Plan for King's Lynn. The conversion of the old Post Office, providing commercial uses within Class E as well the sui generis uses of; public house, wine bar, drinking establishments and hot food takeaway (sui generis) on ground floor alongside 30 residential units on first, second and third floors and third floor extension to create 4 new residential units, is compliant with both national and local policy aims, requirements and objectives.

The proposal would not adversely affect the setting of the Conservation Area or nearby listed buildings, visual or neighbour amenity for reasons outlined within the report.

Overall, this is a high-quality regeneration scheme in the urban centre of King's Lynn providing much needed residential accommodation as well as high quality commercial space in a highly sustainable location. This is in accordance with Policies CS01,CS02,CS03,CS09,CS10,CS11 and CS12 of the Core Strategy, policies DM1, DM2, DM10, DM15, DM16, DM17, DM19, Policy E1.1 and policy E1.2. As such, Members are recommended to approve this application subject to the attached conditions.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 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 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:

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- * PROPOSED SITE PLAN, Drawing Number: 615/P/010 H
- * PROPOSED GROUND FLOOR, Drawing Number: 615/P/011 M
- * PROPOSED FIRST FLOOR, Drawing Number: 615/P/012 G
- * PROPOSED SECOND FLOOR, Drawing Number: 615/P/013 G
- * PROPOSED THIRD FLOOR, Drawing Number: 615/P/014 I
- * PROPOSED ROOF, Drawing Number: 615/P/015 I
- * EXISTING AND PROPOSED SECTION AA, Drawing Number: 615/P/016 G
- * EXISTING AND PROPOSED SECTION BB, Drawing Number: 615/P/017 G
- * EXISTING AND PROPOSED SECTION STAIRCASES, Drawing Number: 615/P/018 F
- * EXISTING AND PROPOSED WEST ELEVATION, Drawing Number: 615/P/019 D
- * EXISTING AND PROPOSED SOUTH ELEVATION, Drawing Number: 615/P/020 K
- * EXISTING AND PROPOSED EAST ELEVATION, Drawing Number: 615/P/021 K
- * EXISTING AND PROPOSED NORTH ELEVATION, Drawing Number: 615/P/022 K
- * EXISTING AND PROPOSED COURTYARD ELEVATION N-W, Drawing Number: 615/P/023 H
- * EXISTING AND PROPOSED COURTYARD ELEVATION N-W, Drawing Number: 615/P/024 E
- * PROPOSED LANDSCAPE PLAN, Drawing Number: 615/P/025 D
- * PROPOSED SECTION PARADISE ROAD, Drawing Number: 615/P/026 A
- * PROPOSED WINDOW DESIGN GUIDE, REV A 28th June 2021.
- * DRAINAGE MANAGEMENT STRATEGY, June 2021.

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development (Phase 1- main building conversion) until the type, colour and texture of all materials to be used for the external surfaces of the building 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.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development (Phase 2- new 3rd floor units) until the type, colour and texture of all materials to be used for the external surfaces of the building 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.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition: Notwithstanding the details that accompanied the application hereby permitted, no development regarding Phase 1- main building conversion, shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

- 6 Condition: Notwithstanding the details that accompanied the application hereby permitted, no development regarding Phase 2- new 3rd floor units shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 6 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 7 Condition: Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no changes of use shall be allowed without the granting of specific planning permission.
- 7 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 8 Condition: Prior to the first occupation of the development hereby approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 8 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 9 Condition: Prior to the first use or occupation of the development hereby permitted, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include hard surface materials, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 9 Reason: To ensure that the scheme is landscaped to an appropriate standard in accordance with the NPPF.
- 10 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 10 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 11 Condition: Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of

any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - * human health,
 - * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - * adjoining land,
 - * groundwaters and surface waters,
 - * ecological systems,
 - * archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with the Environment Agency's Land Contamination Risk Management (LCRM).

- 11 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 12 Condition: Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 12 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 13 Condition: The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 13 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 14 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition number 11, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition number 12, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition number 13.

- 14 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 15 Condition: Prior to the first occupation of the development hereby permitted the proposed onsite cycle parking & servicing area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 15 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 16 Condition: No works shall commence on the site until the Traffic Regulation Order for the prohibition of the loading and unloading restrictions (Namely: Loading area as marked 'HGV unloading bay', loading and unloading prohibition on Paradise Road) have been secured by the Highway Authority.
- 16 Reason: In the interests of highway safety.
- 17 Condition: The development hereby approved shall be constructed in accordance with the submitted Flood Risk Assessment (FRA)(2697/RE/14-21/01 REVISION A) and the following mitigation measures it details:
- Flood resistance / resilient measures will be incorporated into the ground floor level.
There will be no ground floor sleeping accommodation.
There will be no residential habitable ground floor accommodation.
- 17 Reason: In order to prevent an increased risk of flooding in accordance with the principles of the NPPF.
- 18 Condition: Notwithstanding the information submitted with the application, no development above foundation level shall take place on site until a detailed scheme for the sound insulation of the building has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include that the separating floor between the ground floor commercial unit/s and the flats be increased to 50 dB DnTw

+ Ctr, and shall include replacement glazing and acoustic trickle ventilators. The scheme shall be implemented as approved before the development is brought into use and thereafter maintained as such.

- 18 Reason: For the avoidance of doubt and to safeguard the amenities of the future occupiers of the residential flats in accordance with the NPPF.
- 19 Condition: No development above foundation level shall take place on site until a detailed scheme showing the siting of all internal and external plant and machinery, including any mechanical extract systems, and the insulation of the buildings against the transmission of noise and vibration has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include sound power levels of all plant/machinery and equipment and shall be implemented as approved before the development is brought into use, and thereafter maintained as such.
- 19 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 20 Condition: Prior to the use of the ground floor commercial floorspace for any uses that involve the preparation of hot food on the premises, full details of the equipment to control the emission of fumes and odour shall be installed in accordance with a scheme to be first submitted to and approved in writing by the local planning authority. The scheme shall include locations/mounting positions and sound power levels of all equipment. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with that approval and retained for so long as hot food is prepared on the premises.
- 20 Reason: For the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.
- 21 Condition: The entrance doors to the commercial unit/s shall be self-closing to minimise the emission of odours and/or noise from the premises.
- 21 Reason: For the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.
- 22 Condition: No deliveries shall be taken at or despatched from the site outside the hours of 0800 and 1700 on weekdays, 0900 and 1300 on Saturdays nor at any time on Sundays, Bank or Public Holidays.
- 22 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 23 Condition: Construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.
- 23 Reason: For the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.
- 24 Condition: Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the clearance and construction

period has been submitted to, and approved in writing by, the LPA. The scheme shall be implemented until the development is completed.

- 24 Condition: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 25 Reason: Prior to occupation, each commercial unit shall submit their proposed opening times to the Local Planning Authority for written approval.
- 25 Condition: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 26 Reason: Noise emitted from the playing of music within the commercial unit/s of the development shall not exceed 40 dB(A) expressed as a 15 minute LAeq at any time, measured at a distance of 1 meter from both the front and rear of the premises façades.
- 26 Condition: For the avoidance of doubt and to safeguard the amenities of the locality and future occupiers of the residential flats in accordance with the NPPF.
- 27 Reason: Prior to commencement of any development work on site, a foul and surface water drainage survey shall be carried out to ascertain the condition of the existing infrastructure and its suitability to meet the future drainage needs of the site. The conclusions of this survey shall be presented in a foul and surface water drainage strategy for the development, which shall include the additional measures to reduce the surface water run-off of green roofing and rooftop rainwater harvesting for the flushing of WCs and any steps required to upgrade, repair or enhance the foul drainage infrastructure for the site. The report shall be submitted to and approved in writing by the Local Planning Authority prior to commencement. Work required to enhance the existing drainage systems and drainage details for additional drainage measures shall be undertaken/constructed as approved before any part of the development hereby permitted is brought into use.
- 27 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 28 Condition: The development hereby approved shall be carried out in accordance with the submitted Preliminary Roost Appraisal, Prepared by Glaven Ecology, June 2021.
- 28 Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Ecology Statement.