

Parish:	King's Lynn	
Proposal:	Change of use from light industrial/store to two Dwellings.	
Location:	Guanock Fields William Street King's Lynn Norfolk PE30 5QW	
Applicant:	MNP Developments Ltd	
Case No:	24/00892/F (Full Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 9 July 2024 Extension of Time Expiry Date: 11 October 2024

Reason for Referral to Planning Committee – Called-in by Cllr Bone

Neighbourhood Plan: No

Case Summary

The application site is located within Guanock Fields, a mostly residential area with two and three storey, terrace dwellings neighbouring the site. The plot is currently host to a two storey, traditional style building with a pitched roof. The building was last used for industrial purposes and is accessed via William Street with parking located to the west.

The site is located within the King's Lynn Town Centre and Conservation Area.

Full planning permission is sought for the conversion of the building to two residential dwellings.

Key Issues

- Principle of Development
- Form and Character / Heritage Assets
- Neighbour Amenity
- Highway Safety
- Flood Risk
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site is located within Guanock Fields, a mostly residential area with two and three storey, terrace dwellings neighbouring the site. The plot is currently host to a two storey, traditional style building with a pitched roof. The building was last used for industrial purposes and is accessed via William Street with parking located to the west.

The site is located within the King's Lynn Town Centre and Conservation Area and the building is considered to be a Non-Designated Heritage Asset.

The application site forms a triangular shape plot located at the junctions of William Street, Robert Street, Charles Street and Edward Street. The immediate area is characterised by short narrow roads with rows of closely related Victorian / Georgian terraces which front hard-onto the public highway. The density and pattern of development in this location is intimate and compact.

Full planning permission is sought for the conversion of the building to two residential dwellings, both units comprising two bedrooms.

The existing site access is proposed to be utilised with parking and private amenity areas to the site's frontage (west).

SUPPORTING CASE

The application is accompanied by a Supporting Statement, which offers the following case:

'The existing property is classed as light industrial previously used as a workshop and store in the designated conservation of King's Lynn. The building is a two storey traditional style property with pitched roof which has been extended to the west unsympathetically with a shallow pitched lean-to addition serving as garaging and store. The site lies in a predominantly residential area and the main building to be retained and converted sits on the north, east and south boundaries of the site with hardstanding to the west providing parking and vehicular access for the current use.

The proposed scheme involves converting the existing main two storey building into two residential dwellings comprising two bedroom units with open plan ground floor living. The lean-to addition will be removed to provide external amenity space. The existing parking area will be modified to provide access, parking spaces and private amenity areas.

The scheme is designed to utilise the existing structural openings with new sash windows. The existing southern door opening will be retained and infilled with a window to the upper sections and boarded panelling below. The openings in the eastern elevation will remain boarded openings to retain the original appearance and avoid any overlooking of the Edward Street terrace amenity areas. Materials will be traditional to retain the heritage appearance.

With regards to the concerns of overlooking, these have been assessed and the first-floor layout designed to provide bedroom windows facing west over the properties own amenity spaces and highway with only obscure glazed bathroom windows facing north & south. The property could be retained as it current use with all first floor windows reinstated without any restriction.

Vehicle access to the parking areas will be direct of the adjoining county highway roads to the west which is lightly trafficked. Generally the site is in close proximity to the main town

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centre and most public amenity and services are within walking distance including various modes of public transport. Access and parking arrangements have been discussed with NCC Highways and their preference at PREAPP stage was to retain the existing access point and agreed the parking arrangement and have no objection to the proposal as submitted.

The proposed scheme to change the use and convert the existing industrial building which is currently surrounded by residential properties to two dwellings will utilise the building for a more suited use appropriate to the area and surroundings. The vehicles associated with the dwellings will also be preferable to the surrounding restricted highway network. The conversion to residential units will be in keeping with the surroundings and is likely to prolong the buildings lifetime and enhance the appearance of the area.

It is therefore respectfully requested that Members grant planning permission subject to conditions in accordance with the Officer recommendation'.

PLANNING HISTORY

23/01081/F: Application Withdrawn: 10/11/23 - Change of use to conversion to two dwellings.- 27 Guanock Fields, William Street, King's Lynn

22/00146/PREAPP: PreApp -Possible Approval with Amendment: 03/01/23- PRE-APPLICATION ADVICE WITH CONSULTATIONS AND NO MEETING: Conversion/ Change of use of Industrial building to two residential units with amenity space and parking - Guanock Fields

RESPONSE TO CONSULTATION

Parish Council: N/A – King's Lynn is unparished.

Conservation Team: NO OBJECTION subject to conditions relating to details of materials, windows and doors.

Highways Authority: NO OBJECTION subject to conditions relating to access and on site parking.

Historic Environment Service: NO OBJECTION- There are no known archaeological implications.

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to conditions in relation to land contamination and the removal of asbestos.

Environment Agency: NO OBJECTION subject to conditions relating to flood mitigation and resilient measures.

Emergency Planner: NO OBJECTION subject to standing advice / conditions relating to flood mitigation measures.

King's Lynn Civic Society: These buildings, which appear to be well preserved tradesman's workshops, date from at least the 1880s but are possibly older. We think the original Victorian owners would be amused that 150 years later they are now being sought after as potential domestic accommodation!

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They lie within the Friars Conservation Area and we would ask that specified doors, windows and rainwater goods are not uPVC. We should aim to protect and enhance distinctive structures like these buildings by using appropriate materials wherever possible.

REPRESENTATIONS

EIGHT letters of **OBJECTION** received from Third Party's raising the following concerns: -

- Negative impact on residents of William Street, Guannock Terrace, Robert Street and Edward Street.
- Not enough space.
- Access inadequate width and impractical.
- Additional traffic.
- Tight corners.
- On-street parking issues.
- Lack of parking.
- Vehicles would be at risk of damage during construction.
- Disruption to residents by bringing industrial vehicles / equipment to the site.
- Impact on locality from construction work.
- Noise
- Affect sleeping patterns and working from home.
- Obstructing access.
- Local properties bought and rented out to undesirable people.
- Anti-social behaviour.
- Overlooking
- Invasion of privacy
- Perception of feeling unsafe.
- The existing building has been there for more than 36 years.
- The existing building has character.
- It acts as a protective barrier from overlooking.
- Impact of building work on local resident's health
- Small compact houses
- Roosting bats within the building.
- Magnificent trees, roses and other wild plants growing up the building.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

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CS10 - The Economy

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

Policy E1.1 – King’s Lynn Town Centre

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

OTHER GUIDANCE

Conservation Area Character Statement.

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are: -

Principle of Development
Form and Character / Heritage Assets
Neighbour Amenity
Highway Safety
Flood Risk
Other Material Considerations

Principle of Development:

Policy DM2 of the SADMPP states that development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan

The site in question is located within the settlement boundary of Kings Lynn which is identified as a sub-regional centre of the Borough, providing an important service and retail function.

Core Strategy Policy CS03 and SADMPP Policy E1.1 supports the overall development strategy for King’s Lynn, including the provision of new housing development as part of the regeneration of the town centre.

In terms of the loss of the existing employment use of the site, Core Strategy Policy CS10 (The Economy) seeks to retain land or premises currently or last used for employment purposes, unless it can be demonstrated that:

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- continued use of the site for employment purposes is no longer viable, taking into account the site's characteristics, quality of buildings, and existing or potential market demand; or
- use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or
- an alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration agenda.

Whilst it is acknowledged that the proposed development would result in the loss of employment land, this is weighed against the fact that the existing site is considered to be a non-designated heritage asset.

Paragraph 209 of the NPPF (2023) states that effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

In this instance greater weight is afforded to the preservation of the non-designated heritage asset above the use of the premises itself. The proposed change of use ensures the continued viable use of the building and conservation of the non-designated heritage asset, which in turn would offer the long-term preservation and enhancement of the Conservation Area, in accordance with paragraph 208 of the NPPF.

As such, the loss of employment land for the purposes of residential use in this location is considered to be acceptable on balance. The proposed change of use would therefore accord with Core Strategy Policies CS02, CS03, CS08 and CS10; SADMPP Policies DM2 and E1.1; and section 7 of the NPPF.

Form and Character / Heritage Assets:

The site comprises a triangular shaped parcel of land where the existing building forms the rear (north-east) boundary with parking to the frontage. The site is neighboured by residential dwellings on all three sides, including Robert Street to the north-west, Edward Street to the north-east and William Street to the south. The area is characterised by two and three storey terrace properties, constructed from red brick, painted brick and render and are of a traditional appearance.

The proposed site layout includes the provision of allocated parking and amenity space with bin stores to the front of the property, the size of which is commensurate to the form and character of the locality.

The existing property is identified as a non-designated heritage asset within the Kings Lynn Conservation Area and is shown on the first OS Map (1879 1886). This area of the town has several industrial/warehouse type buildings of a similar age and appearance which have successfully been converted to residential use.

Apart from the ground floor lean to extension (the proposed removal of which would also improve the appearance of the building and the area), the building retains its strong character and identity.

The few external alterations proposed include:-

- Infilling the existing openings at ground floor level with boarding and sash windows, following the removal of the lean-to to the front (south-west) elevation;
- New sash windows to the existing openings to the first floor front elevation;
- Reinstate first floor window to the side (south) elevation;
- Infill door and retain false door at ground floor to the south side elevation; and
- Introduction of five new conservation style rooflights to the rear (north-east) roofslope.
- The existing boarded infill windows to the rear (east) elevation will be retained as such.

The proposed scheme has been designed to retain the industrial character, which is sympathetic in terms of scale and appearance and as such preserves the significance of the non-designated heritage asset and enhances the character and appearance of the Conservation Area.

Furthermore, by bringing the building back into a viable use not only provides a public benefit of much needed local housing, but also ensures the sustainability of the development and the ability to preserve and enhance the significance of the Conservation Area, in accordance with paragraphs 203 and 209 of the NPPF.

The Conservation Team therefore support this application, subject to the imposition of conditions requesting details of materials and windows and doors.

It is considered that the proposed development accords with Development Plan Policies CS08, CS12 and DM15; and the provisions of the NPPF, in particular sections 12 and 16.

Impact on Neighbour Amenity:

The area is characterised by a dense form of development given its location within the Town Centre and its historic built form and street pattern. It is therefore not uncommon in such locations for residential properties to be closely related and a level of overlooking and overshadowing is experienced between dwellings.

Whilst there is potential for some overlooking from the proposed conversion, in particular from the first-floor bedroom windows to the front (south-west) elevation, this is the current situation experienced within the immediate locality and as such this would not be sufficient to warrant refusal of the application.

There is some separation between the building and the neighbouring properties by way of the public highway; Robert Street and William Street. Furthermore, the angle of outlook from the proposed bedroom windows would be acute in some cases and in other cases where the outlook would be more direct there would be better separation distances involved.

Furthermore, the fallback position is that the existing building already allows for overlooking from those first-floor windows from the unrestricted business use which the site currently benefits from.

Overshadowing and overbearing impact is not an issue in this case given the fact that the building is existing and there are no proposed changes to its scale or footprint.

It is considered that the proposed development accords with Development Plan policies CS08 and DM15; and the general provisions of the NPPF, namely section 12.

Highway Safety:

The application has sort to retain the existing access arrangement which raises no highway safety concern. Taking into account the nature of vehicular movements associated with the use class that the site presently benefits from, and balancing that with the number of vehicular movements associated with a residential use of the scale proposed, it is not likely to create an unacceptable impact on highway safety, and the residual cumulative impacts on the road network would not be severe to warrant refusal of the application, in accordance with paragraph 115 of the NPPF.

Third Party concerns have been raised regarding traffic, parking and highway safety involving the narrow and contrived nature of the local road network. These concerns are noted; however, the Local Highway Authority have raised no objection in regard to these points. Adequate on-site parking provision is proposed and therefore the development should not give rise to local parking issues. Furthermore, as explained above, the creation of two dwellings, of the scale proposed, compared to the existing industrial nature of the site, which could be brought back into use at any time, would not cause a material impact on the highway safety of the locality and thus would not warrant refusal of the application.

It is considered therefore that the proposed development accords with Core Strategy Policies CS08 and CS11; SADMPP Policies DM15 and DM17 and section 9 of the NPPF.

Flood Risk:

The site is located within Food Zone 3 and as such a site specific Flood Risk Assessment supports the application. The sequential Test is not required for changes of use development.

The FRA states that the Environment Agency's Tidal Hazard Mapping Model has been used in conjunction with the ground level which gives an estimated flood level of +4.8m OD, and a flood depth of 1.2m.

Any increase in impermeable area associated with the development will be minimal so there is no potential that flood risk will be increased elsewhere.

The recommended mitigation against the remote risk of flooding has considered the maximum height to which floor levels can be raised. The development utilises an existing building and therefore floor raising is constrained by the building's height.

In order to mitigate against the risk of a breach, it is proposed that:

- the finished floor level of the dwellings is at +3.9m OD, 0.3m above existing ground level;
- there is 0.6m of flood resistant construction above finished floor level; and
- there is 0.9m of flood resilient construction above finished floor level.

The risk of flooding is lowered as the proposed dwellings will have 2 storeys with all sleeping accommodation and safe refuge at first floor level.

There will be a requirement for all residents to sign up to the Environment Agency 'Direct Line Flood Warning Service'.

The Council's Emergency Planner raises no objection to the proposed change of use and supports the mitigation measures proposed as well as requesting the preparation of an evacuation plan. This will be attached to the decision notice as an informative.

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The Environment Agency also raises no objection to the proposed residential development.

On the basis of the above, it is considered that the proposed development accords with Core Strategy Policy CS08; SADMPP Policy DM21; and the provisions of the NPPF and NPPG.

Other Material Considerations:

Ecology:

Given the age of the existing building and the features within it, it was necessary for the application to be supported by a Bat Roost Assessment.

The report Confirmed roosting potential due to the presence of a single brown long eared bat occasionally roosting on the site. The remaining building has moderate potential for roosting bats. Common pipistrelle and soprano pipistrelle were noted around the property. The majority of the activity around the property was from common pipistrelle commuting passes.

As such the applicant will need to apply for a bat mitigation class licence. However, this can be done post planning consent.

To further mitigate the loss of the existing bat interest at the property to ensure favourable conservation status, the bat report recommends the following measures are proposed as part of the development-

- Installation of a single bat box as mitigation for the loss of the brown long-eared roost and two bat boxes as enhancement;
- Works to occur between September to October and March to April to avoid potential hibernating bats;
- Limitations in night-time lighting;
- Provision of landscape around the new property to attract insects that bats can feed on.

This will be secured through condition.

Although the above recommended mitigation will offer some biodiversity enhancements at the site, the application is exempt from BNG as the development is de minimis (development below the threshold). The reason for the de minimis exemption is due to the fact that the site as existing is entirely covered by hardstanding and buildings.

The application will result an increase in overnight accommodation which triggers GIRAMS. A Shadow Habitats Regulations Assessment has been submitted in support of the application and the GIRAMS fee has been paid to compensate for any impact.

Contamination:

The application is supported by a Ground Investigation Report. The report does not provide a desk study to look into the history of the site but conducts a ground investigation using 2 hand augered boreholes to examine the soil on site in the proposed garden areas. The site is currently surfaced with concrete which was cored before the hand augered boreholes where dug to 1.10m and 1.25m to respectively showing made ground to 0.8 and 1.0 meters in depth respectively.

The chemical testing of the soil samples against criteria for residential and homegrown produce use showed an exceedance of Lead and Benzo[a]pyrene at HA1. The report states

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that due to the geology of the site and thin layer of made ground the risk from ground gasses is low.

The report recommends that the made ground encountered is not suitable for reuse on site. Within front garden or amenity areas made ground that was encountered from 0.45-0.5m depth should be completely removed and replaced by the equivalent thickness of certified 'clean' topsoil. The report indicated in private rear garden areas this should be increased to 1.0m.

The information provided gives an indication into site conditions and measures that could address the contamination encountered on site, however more information is needed to consider it a remediation scheme.

The Ground Investigation of the site purely determines the nature and chemical properties of the contaminated soils and assess any contamination present. It does not consider the site history or previous uses of the site to base the testing on, although the soil analysis covered a range of general contaminants, failure to consider the site history could lead to potential contamination being overlooked.

Further information is required by way of a pre-commencement condition requiring site characterisation and an appropriate remediation scheme.

Due to the age of the property on site there is the potential for asbestos containing materials to be present. With this in mind, an informative would be attached to the decision notice.

Drainage:

The proposed conversion will make use of the existing drainage system, including disposing of foul and surface water by way of connection to the main sewer.

Third Party Representations:

All Third Party concerns have been taken into consideration in making a recommendation for the this application, most of which have been addressed above in this report.

In terms of the impact on residents from noise and disturbance during the construction works, the concerns are noted, however this issue would be temporary and given the relatively small scale and nature of the development it is not likely to cause disamenity for the lifetime of the development and as such would not warrant refusal of the application.

Crime and Disorder:

Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application before the Committee will not have a material impact upon crime and disorder.

CONCLUSION:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are to be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

The application site lies within King's Lynn Town Centre, a sustainable location, where residential development is acceptable in principle, and in fact encouraged through the Development Plan and NPPF.

The existing building is considered to be a Non-Designated Heritage Asset and makes an important contribution to the character of this part of King's Lynn's Conservation Area. However, whilst the proposal will result in the loss of an employment use, the building has been vacant for some time and is starting to decline but the proposed residential development will bring this asset back into a viable use enabling its long-term preservation, which in turn will enhance the character and appearance of the Conservation Area. The Conservation Team are therefore in support of the proposed development.

In terms of neighbour amenity, there is likely to be some impact from overlooking due to the historic pattern and layout of development in the area. This intimate relationship between dwellings is already well established and not unusual in such Town Centre locations. However, due to angles of outlook from windows from within the proposed development and separation distances involved, it is not considered that the proposal would amount to undue impact to the detriment of the neighbouring residents living conditions that would warrant refusal of the application. Furthermore, weighing in the planning balance is the fact that the site would already cause a level of overlooking (when occupied) from the unrestricted business use.

The proposed development would utilise the existing site access and provide adequate on-site parking, which would alleviate the risk of further on-street parking issues within immediate vicinity. The creation of two additional, small dwellings in this location is not considered to cause a material impact on the local highway network. The Local Highway Authority raises no highway safety concerns.

Flood Risk at the site is proposed to be mitigated by raising finished floor levels, incorporation of flood resilient measures, evacuation procedures and no ground floor sleeping accommodation.

Ecology and the impact on the existing bat roosts is also proposed to be mitigated and compensated for. The development requires a bat license which will further control any potential harm or impact.

Overall, it is considered that the proposed conversion to residential use is acceptable and accords with Core Strategy Policies CS01, CS02, CS03, CS08, CS09, CS10, CS11 and CS12; SADMPP Policies DM1, DM2, DM15, DM17 and E1.1; and the principles of the NPPF.

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 using only the following approved plans: -

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- 1042/22 – 12: Proposed Floor Plan & Site Plan
- 1042/22 – 13: Proposed Elevations
- 1042/22 – 14: Proposed Site Plan / Block Plan

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 3 Reason: In the interests of highway safety in accordance with Policies CS08 and CS11 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the general provisions of the NPPF (2023), in particular section 9.
- 4 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking area shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.
- 4 Reason: To ensure the permanent availability of the parking/maneuvering areas, in the interests of satisfactory development and highway safety, in accordance with Policies CS08 and CS11 of the Core Strategy (2011); Policies DM15 and DM17 of the Site Allocations and Development Management Policies Plan (2016); and the general provisions of the NPPF (2023), in particular section 9.
- 5 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).

- 5 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, in accordance with Policy CS08 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the general provisions of the NPPF.

This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

- 6 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.

- 6 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, in accordance with Policy CS08 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the general provisions of the NPPF.

This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

- 7 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.

- 7 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, in accordance with Policy CS08 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the general provisions of the NPPF.

- 8 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 5, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 6, 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 7.

- 8 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, in accordance with Policy CS08 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the general provisions of the NPPF.
- 9 Condition: The development hereby approved shall be carried out in strict accordance with the Flood Risk Assessment (FRA) (by Ellingham Consulting, dated May 2023) and in particular the following flood mitigation measures: -
 - Finished floor levels will be set no lower than 300mm above existing ground levels.
 - Flood resistance measures will be incorporated up to 600mm above finished floor levels.
 - Flood resilience measures will be incorporated up to 900mm above finished floor levels.
 - There will be no ground floor sleeping accommodation
- 9 Reason: In order to protect life and property in the event of a flood, in accordance with Policy CS08 of the Core Strategy (2011); section 14 of the NPPF; and the NPPG.
- 10 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) 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.
- 10 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with Policies CS08 and CS12 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the general principles of the NPPF.
- 11 Condition: No development over or above foundations shall take place until full details of all new and replacement windows and doors, including rooflights, has been submitted to and approved in writing by the Local Planning Authority. The details shall include 1:20 drawings of all new windows and doors, joinery details, cross-sections and the opening arrangements. The development shall be implemented and maintained in accordance with the approved details.
- 11 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with Policies CS08 and CS12 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the general principles of the NPPF.

- 12 Condition: No development over or above foundations shall take place until full details of any new / replacement extractors, flues, soil and vent pipes and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and maintained in accordance with the agreed details.
- 12 Reason: In the interests of the character and appearance of the Non-Designated Heritage Asset and the Conservation Area, in accordance with Development Plan Policies CS08, CS12 and DM15; and the provisions of the NPPF.
- 13 Condition: The development hereby approved shall be carried out in strict accordance with the mitigation / enhancement strategy set out within the submitted Preliminary Roost Assessment (2024 Update Final) prepared by Philip Parker Associates Ltd, and maintained thereafter in perpetuity.
- 13 Reason: In the interests of protected species and biodiversity within the site, in accordance with Policy CS12 of the Core Strategy (2011) and section 15 of the NPPF.
- 14 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C and D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, or the erection or construction of a porch outside any external door of a dwelling house, shall not be allowed without the granting of specific planning permission.
- 14 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, in accordance with Core Strategy Policy CS08; SADMPP Policy DM15 and the general principles of the NPPF.
- 15 Condition: Prior to the first use of the dwellings hereby approved, the first-floor bathroom window to the north elevation and the first-floor shower room window to the south elevation shall be obscurely glazed and retained thereafter as such.
- 15 Reason: In the interests of neighbour amenity, in accordance with Policy CS08 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the general provisions of the NPPF.