

Parish:	King's Lynn	
Proposal:	Internal and external restoration and refurbishment works to existing buildings, including internal and external demolition, reconfiguration and rebuilding, minor extension(s), part change of use, associated plant and enclosures and hard and soft landscape works	
Location:	Guildhall of St George 1 St Georges Courtyard And 29 King Street King's Lynn PE30 1EU	
Applicant:	Borough Council of King's Lynn And West Norfolk	
Case No:	i. 24/01188/F (Full Application) ii. 24/01189/LB (Listed Building Application)	
Case Officers:	i. Lucy Smith ii. Lynette Fawkes	Date for Determination: 20 August 2024 Extension of Time Expiry Date: 11 October 2024

Reason for Referral to Planning Committee – The Application has been submitted on behalf of the Borough Council.

Neighbourhood Plan: No

Case Summary

This report covers both applications for full planning permission **AND** listed building consent.

The applications seek consent for internal and external restoration and refurbishment works to the Guildhall of St George & adjoining buildings, including 29 King Street. The scope of the works includes alterations and refurbishment of the Guildhall as well as the various existing historic warehouses and buildings to the rear of the space; including internal and external demolition, reconfiguration and rebuilding, the construction of a glazed foyer extension, changes of use to allow creative hubs and various performing spaces alongside and in addition to the existing uses, associated plant and enclosures and hard and soft landscape works.

Key Issues

- Principle of development
- Design & Impact on Heritage Assets
- Archaeology
- Impact on neighbour amenity
- Highway safety s1
- Ecology
- Biodiversity Net Gain
- Flood risk
- Other material considerations

Recommendations

i) 24/01188/F

APPROVE - Subject to Conditions

ii) 24/01189/LB

APPROVE – Subject to Conditions

THE APPLICATION

This report covers both applications for full planning permission and listed building consent.

The applications seek consent for internal and external restoration and refurbishment works to the Guildhall of St George & adjoining buildings, including 29 King Street. The scope of the works includes the alterations and refurbishment of various existing historic warehouses and buildings to the rear of the space, internal and external demolition, reconfiguration and rebuilding, the construction of a glazed foyer extension, changes of use to allow creative hubs and various performing spaces alongside and in addition to the existing uses, associated plant and enclosures and hard and soft landscape works.

Planning Permission

The elements of this proposal which require planning permission relate to the external changes (Foyer and Link extensions, alterations, fenestration changes etc) as well as the changes of use of various outbuildings to alternative uses (creative hubs, flexible performance spaces etc).

Listed Building Consent

The elements of this proposal which require listed building consent externally include window alterations, the foyer extension, alterations to the roof, new openings and solar panels. Internally the works the require consent include galleried seating in the Guildhall, replacement flooring, restoration of historic features and alterations to the Guildhall and Number 29 King Street to facilitate disabled access.

The Site and Surroundings

The Guildhall of St George is a Grade I Listed Building and is the largest surviving medieval Guildhall in the UK, built as a Guildhall in 1406. To the rear of the Guildhall are other warehouses and barns which have historically been associated with the various uses, dating from as early as the 15th to mid-16th Century. However, the site has evolved with multiple additions and alterations across the history of the site. The warehouses and buildings to the rear of the Guildhall site are listed buildings independently.

Number 29 King Street adjoins the Guildhall to the north. Changes are proposed as part of this application that would link Number 29 King Street and the Guildhall buildings internally. 29 King Street (Shakespeare House) is Grade II Listed.

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The application site is within Kings Lynn Conservation Area & parts of the site are within Flood Zone 3.

Listed Buildings

The Guildhall of St George, King Street was Listed Grade I in 1953. Grade II Listed Buildings elsewhere which are part of this proposal include: North Warehouse Range (including the Riverside Restaurant, the Fermoy Gallery etc), the Red Barn, the Old Warehouse, White Barn, the White Barn Annexe, and 29 King Street. The Shakespeare Barn is an important unlisted building within the Conservation Area Character Statement.

For clarity, full copies of the Listing Details for each listed building directly affected by this proposal are attached as **Appendix 1**.

A Heritage Impact Assessment has been provided in support of this application which details the history of the site and the archaeological, architectural, and social significance of each of the buildings impacted as part of this proposal, as well as the significance of their use.

The Proposal

The proposed plans seek to restore the building and its surroundings to enhance the building's historic significance & provide long-term prospects for the main Guildhall Theatre space to continue as a working theatre. The Guildhall Theatre is noted within supporting documents as being the only room in the country to have a recorded history of hosting dramatic performances in each of the last six centuries and is the only working theatre left that can credibly claim to have hosted William Shakespeare.

The redevelopment of the site would cater for a variety of different theatre and performance uses alongside historic tours, galleries, events, workshops, and festivals. The refurbishment includes the use of the site as heritage visitor attraction, education resource and creative hub by day and as a theatre, and entertainment venue by night, both supported by food, beverage, and retail offerings.

The main elements of the proposal include:

- The redevelopment of the Guildhall Theatre, including removing the current raked floor to improve sight lines and the provision a lift for step free access following an extension and other works to No 29 King Street, as well as the creation of new openings to link the buildings.
- The construction of a foyer extension to the rear of the site and internal reconfigurations to provide an improved lobby area, cafe bar and various ancillary functions.
- The Shakespeare Barn would be redeveloped to provide various ancillary functions to the theatre – including kitchens for the new cafe/bar and dressing room facilities.
- The White Barn, the Old Warehouse and the White Barn Annexe would collectively be redeveloped to form flexible use space for exhibitions, workshops and performances as well as 15 individually leased 'Creative Hub' units for local creative businesses.
- The Riverside Restaurant would be updated, with new toilet facilities provided at basement level in a redeveloped undercroft.
- The outdoor courtyard areas would be landscaped, with the main courtyard used for occasional outdoor performances.

SUPPORTING CASE (submitted on behalf of Duncan Hall and Tim FitzHigham)

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'The St George's Guildhall site is a unique heritage asset with enormous potential to become a major visitor attraction and education resource, a landmark performance venue and a vibrant campus for culture, creativity, and local enterprise. The proposals that form part of this planning and listed building consent application are critical to the ongoing operation and viability of the St George's Guildhall site. This unique refurbishment opportunity to the much-adored site includes heritage visitor attraction, education resource and hub for local creative businesses by day, theatre and entertainment venue by night, both supported by food, beverage and retail offerings. This is a priority project for the Town Deal Board.

The submitted scheme has been subject to extensive engagement with statutory consultees and members of the public. We are pleased to see that Historic England (HE) recognises the benefit the application will bring and that they have confirmed to planning officers that HE "supports the applications on heritage grounds". We have also worked closely with the 20th century society to address their comments and are pleased to see that there are no objections from statutory consultees to the proposals.

The public consultation undertaken has been overwhelmingly positive, but we recognise that there have been a limited number of neighbour objections. Where concerns have been raised by neighbours, we consider that the matters raised can be addressed through planning conditions or that the concerns raised are not planning considerations. St George's Guildhall wants to continue to be a good neighbour, and we have agreed draft conditions with officers relating to a Construction Management Plan and an Operational Management Plan. These Management Plans will ensure measures are in place to protect residential amenity and to allow this ambitious project to progress.

In conclusion - the St George's Guildhall site provides a significant cultural and heritage asset and the proposed scheme will create a thriving and inviting creative campus that generates increased employment and revenue for King's Lynn, West Norfolk and the entire region. We trust that Councillors will agree with officers and approve the applications.'

PLANNING HISTORY

The application site has been subject to various planning history across time, most recently as follows:

20/01545/LB: Application Permitted: 18/02/21 - Listed building application for proposed change of use from unoccupied offices to residential apartment studios (C3) - 27 King Street Guildhall of St George

20/01544/F: Application Permitted: 24/06/22 - Proposed change of use from unoccupied offices to residential apartment studios (C3) - 27 King Street Guildhall of St George

18/02152/LB: Application Permitted: 29/01/19 - Listed Building application: Internal and external refurbishment including re-roofing and decoration and renewal and alteration of mechanical and electrical services - 29 King Street

RESPONSE TO CONSULTATION

Historic England: SUPPORT – the application complies with the requirements of the NPPF in particular paragraphs 201, 203, 205, 206 and 208. The following summarises the key parts of the response, with the full document available on the Public Access file:

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- Historic England supports proposals to use St George's Guildhall and the wider site for performance, education, hospitality, and exhibitions, which we see as an exciting opportunity to secure the future conservation of the designated heritage assets.
- Whilst some harm would be caused by the proposed interventions, this is considered to be '*Less than Substantial*' and paragraph 208 therefore applied. In particular, the raked gallery seating and wings would have some impact on the Hall, the most significant part of the site.
- The Local Planning Authority must ensure that robust justification and clear public benefits outweigh the harm identified. Historic England consider that the minimised harm would be outweighed by the heritage benefits offered by the provision of a long-term viable use of the site (NPPF 205, 206 and 208).

20th Century Society: NO OBJECTION- 'We are pleased with the proposed amendments provided. Thank you for amending the scheme to retain the Marshall Sisson-era bathroom doors and stair. We appreciate the concerns of the Twentieth Century Society being taken on board.

We appreciate the need to improve fire safety and access within the building. We accept that the existing draught lobby entry doors, both north and south, and the west end passage exit door, will need to be replaced to meet emergency egress requirements. We ask that, as stated in Haworth Tompkins' response to the Society, that the design of the replacement doors will draw upon Sisson's design. We also request that the original doors are kept in storage so that the fabric is not lost and could be reinstated in the future if needed.

We would also like to thank you for providing full and complete explanations for each of the relevant design decisions made.

Because of the amendments made and the justifications provided, we would like to withdraw our objection to the application.'

The Society for the Protection of Ancient Buildings (SPAB): SUPPORT IN PRINCIPLE, requested conditions to cover the following issues:

'Reinstalled Crown Post Truss - Further details are required to resolve the fixing of the truss and the replacement of missing elements. Until this information is available, we cannot comment further on this matter. However, we reiterate our previous advice that if the beam is clearly recognisable as a new introduction and information readily available to describe its story to visitors, we would not object to the intervention.

Guildhall Gallery Structure - Investigative works are scheduled to expose the historic structure beneath the raked seating. Once this structure is revealed, further information can be provided to clarify the fixing of the proposed steelwork to support the gallery structure and its impact on the historic fabric. Without this level of detail, it is not possible to assess the impact of the intervention on the historic fabric. However, we would not oppose the intervention if the structural works can be proven to be truly reversible i.e. with minimal damage to the historic fabric.

Guildhall Fire Escape Door - It is evident that the doorway will need to be widened to permit a compliant escape route. However, further detail is needed to understand how the brick arch and surrounding historic brickwork will be treated to achieve this.

Red Barn & North Range Foyer Extension - The information provided has clarified that the intention is that the proposed structure will have minimal impact on the surrounding historic

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fabric. However, a greater level of detail is required to provide reassurance that this will indeed be the case.

Archaeology - We understand that a Written Scheme of Investigation will be provided in this regard.

Insulation - We understand that construction details are yet to be fully developed, and these hope to address our concerns regarding insulation. Without this detail we are unable to comment further on these interventions.'

Historic Buildings and Places – NO OBJECTION to amended details - defer to the specialist advice of the Conservation team.

CAAP: - SUPPORT, minutes summarised as follows:

Overall, the Panel were supportive of the Guildhall application, however, there were some areas which the Panel wished to change and get further clarification on. These were:

- Wished to see the Red Barn door on the South elevation removed.
- Better understanding around the landscaping in all of the courtyards
- Retention of the sanitary ware
- Balustrades on the staircase
- Revisit the archaeology to see what could be done with that and check to see what could or could not be conditioned.

Historic Environment Service: NO OBJECTION, subject to standard archaeological conditions.

KLAC Planning Subgroup: NO OBJECTION

CSNN: NO OBJECTION, subject to conditions. In particular relating to outdoor performance spaces and the need for an operational management plan and Construction Management Plan as well as conditions to cover Noise, Plant and Machinery, Odour, Lighting and Construction Hours.

Highways Authority: NO OBJECTION, subject to a condition relating to a scheme for secure cycle parking.

Environment Agency: NO OBJECTION We have no objection to the proposed development, but strongly recommend that the flood resilient measures proposed in the submitted Flood Risk Assessment (FRA) are adhered to.

Internal Drainage Board: NO OBJECTION referred to the Board's Byelaws

Ecology: NO OBJECTION in principle, recommended conditions in the absence of the definitive version of the Ecology Report and to control BNG.

Environmental Health & Housing - Environmental Quality: NO OBJECTION

Air Quality

- Agree with the conclusion of the Air Quality Assessment, no significant impact

- Recommended conditions relating to the submission of an indoor air quality monitoring scheme to improve the local/indoor air quality, due to the number of people likely to

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congregate on site and potential impacts on air quality.

- The backup diesel generator would be relatively small i.e. less than 366kW. Flue heights have been designed based on the Chimney Heights Memorandum to aid dispersion.

- Gas boilers are to be replaced by low emission (zero NOx) air source heat pumps. This is particularly welcome, again to further improve the local air quality in the area.

Recommended consultation of Climate Change team in regard to the PV array battery storage system & CSNN in regard to dust emissions during construction.

Contaminated Land

NO OBJECTION regarding contaminated land following submission of additional information.

Norfolk Constabulary: NO OBJECTION in principle, provided details comments on designing out crime which have been forwarded directly to the application team.

Anglian Water: NO OBJECTION – recommended a condition relating to Surface Water Drainage strategy & informatives relating to connection to public sewer.

Theatres Trust: SUPPORT, stating comments surrounding the benefits of accessibility, sensitivity to heritage and culture, and improvement to suitability of theatre layout.

Natural England: NO OBJECTION - Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

National Trust: SUPPORT - 'I can confirm that The National Trust as the freehold owner of the above-named property has been in consultation with Kings Lynn and West Norfolk Borough Council regarding their proposed works to the property as set out in planning application 24/01188/F and listed building consent application 24/01189/LB.

The plans the Trust have consented to should deliver a sustainable future for St George's Guildhall and the surrounding complex of building as set out in the detailed designs published on the planning website on 27th June 2024. Any further works or variation from the agreed plans will require additional Landlords consent. '

REPRESENTATIONS

SIX letters of **OBJECTION**, summarised as follows:

- Impacts on amenity of residential properties nearby, particularly in regard to noise & disturbance, use of outdoor courtyard areas for performances.
- Visual impact of solar panels & structural capabilities
- Noise, disturbance, and damage during construction
- Proposal shares a boundary to dwellings at No. 2 & 3 Ferry Lane, and access will be required through third party land.
- Concern over conclusion of noise impact assessment detailing due to lack of detail of proposed acoustic treatment, and need for acoustic treatment to prevent noise spill.
- Pedestrian traffic and antisocial behaviour whilst using access to Ferry Lane
- Concern over choice of Celocendrus Decurrens Incense Cedar tree and impact on loss of light (**please note**: now removed from the proposed White Barn Garden plans).

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- Level changes in the White Barn Garden would allow overlooking (note: no level changes or similar are shown as proposed on the plans), and security of this area should be considered.
- Impact on wildlife using the existing White Barn Garden space (butterflies)
- Detail of rainwater goods in proximity of 2 & 3 Ferry Lane requested.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS08 - Sustainable Development

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

CS13 - Community and Culture

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM9 - Community Facilities

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

OTHER GUIDANCE

Conservation Area Character Statement

Listing Details – See **Appendix 1**

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development

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- Design & Impact on Heritage Assets
- Archaeology
- Impact on neighbour amenity
- Highway safety
- Ecology
- Biodiversity Net Gain
- Flood risk
- Other material considerations

Principle of Development:

The application seeks full planning permission for uses that accord with the aims of the development plan in regards to enhancing the visitor economy, the vitality of Kings Lynn Town Centre and retaining heritage assets; proposing to retain the Guildhall Theatre and the Riverside Restaurant in their current use classes, and to change the use of the various barns and warehouse spaces to be utilised as flexible performance spaces, galleries, creative hubs, and various ancillary works.

The proposal would retain the Guildhall itself in its historic theatre use, whilst allowing the wider site to respond to its historic setting, providing visitors with the opportunity to understand and interpret the history of the range of buildings whilst also providing viable economic uses for the site – both through the creation/retention of creative hubs and through renovations to the existing restaurant, with the aims of increasing overall visitor draw.

The principle of enhancing and expanding the cultural and tourism facilities within the centre of Kings Lynn is widely supported by Policies CS01 and CS03 of the Core Strategy (2011).

Policy CS10 of the Core Strategy (2011) supports tourism, cultural and leisure uses, noting their contribution to economic and social vibrancy. The policy promotes opportunities to improve and enhance the visitor economy where the proposals consider the historic character and setting of our towns, preserving, and enhancing the environments in which they sit.

Policy CS13 of the Core Strategy (2011) supports development which is accessible and inclusive, which is locally distinctive and is enhanced community wellbeing. The policy goes on to support the protection and enhancement of cultural assets as well as facilitating new cultural facilities within growth areas. Policy CS1 supports the co-locating of cultural facilities on a single site where this could increase economic viability of those facilities.

The Borough Council's Corporate Strategy contains priorities to promote growth and prosperity to benefit West Norfolk, attracting new businesses, supporting existing businesses, regenerate high streets and heritage assets & promote the Borough overall as a desirable leisure, cultural and tourism destination. The Council's Economic Development team (Regeneration Officer) fully support the project. An economic impact assessment was completed by an independent body & this document outlines that the visitor demand is likely to result in positive gains for the local economy, and for the wider east of England area. Specific outputs noted by the Regeneration Officer include: 55 Construction jobs, 17 Full Time Equivalent jobs created on completion, and visitor spend impacts of around £14.65million with 45 additional jobs in the wider local area. These are considered to be wider public benefits in addition to the positive impacts on heritage, culture, education etc.

The impacts of the design on the Heritage Assets are discussed in depth below. Subject to compliance with the overall aims of the Development Plan, the principle of development on site is widely acceptable.

Design & Impact on Heritage Assets:

Policy CS12 focuses on protecting and enhancing the rich heritage of the Borough such as the historic Listed Buildings and Conservation Areas and Policy DM15 of the SADMPP (2016) provides general provisions for good design which must be complied with, alongside consideration of heritage impacts.

Paragraphs 200-208 of the NPPF (2023) set out how impacts on designated heritage assets should be considered, giving regard to varying degrees of harm and weighing this against public benefits.

The Guildhall is listed as Grade 1. It is considered to be of 'Exceptional Interest' by Historic England's classification, with only 2.5% of England's listed buildings carrying this degree of significance.

Main Guildhall

The main guildhall theatre would be retained in use as a theatre, with alterations proposed to allow step-free/level access and improved sight lines. The alterations include:

- The existing raked floor would be removed and replaced with a level floor – the medieval floor below would be retained in situ, with hatches created in the new floor to allow a view during visitor tours. The existing Sisson era staircase would be amended to suit the new floor layout, with changes made to the balustrade to meet standard requirements.
- An opening would be made adjacent to an existing window at the rear of the hall, linking to No. 29 King Street and a newly constructed lift. The changes to No. 29 King Street are discussed in more detail below.
- A minstrels gallery would be created at the west end of the room alongside an Oak Screen
- Theatre lighting and curtains would be provided by gantries serviced from stage level and hung via roof trusses.
- A new galleried theatre balcony would be fitted within the Guildhall. The theatre fit out has been designed to be entirely reversible, freestanding except for structural support in the floor void and with minimal bracing to the walls.
- The surviving oak crown post truss (currently in storage) would be reconstructed at the front of the stage area.
- The existing eaves level ties, which intrude on the roof structure, would be removed in place of alternative reinforcement via steel ties which would be inserted higher within the roof space.
- Ventilation infrastructure would be installed to meet modern requirements.
- A noticeboard on the front elevation would be removed and replaced with a window in the same position.
- On the south elevation, the existing flat roof buildings infilling spaces between buttresses would be rebuilt and clad in timber materials. The buildings would continue to be used as toilet facilities.
- The east fire escape stair on the south elevation would be upgraded and repaired to provide suitable means of escape to modern standards, including increasing the width of the escape door opening. The top of the staircase would need to be modified to suit the revised internal floor levels following removal of layers of the existing raked floor (discussed in more detail above). A historic opening would similarly be reopened at ground floor for the same purpose.
- A medieval drainage channel through a buttress to the north wall of the Guildhall would be reopened.

- The Guildhall would be reroofed, re-using the existing roof tiles as far as possible & clad over the existing structure to maintain the current imperfect ridge line.
- Various doorways are proposed to be replaced, inserted or removed. Following 20th Century Society Comments, the key Sisson doorways along St George's Passage would be retained.
- The original boards that have been dropped at ceiling level to accommodate Sisson's orchestra pit will be reinstated at their original level.
- New stairs and a lift will be provided to the current undercroft bar space, allowing that area to be utilised more regularly for smaller events.

The majority of the interventions proposed have not drawn concern from consultees or neighbours. Those elements that have drawn concern, either from the Conservation Team or from consultees, are discussed in additional detail below.

The works to the theatre space itself have been the most contentious for consultees, with the 20th Century Society originally raising concern over the loss of Sisson era alterations (e.g. staircases), and SPAB raising concern over the principle of removing the raked floor and how the new interventions would be constructed without detriment. Those concerns have now largely been overcome, as discussed throughout this report.

The original concerns of the Twentieth Century Society regarding the additions and alterations to the building made by the architect Marshall Sissons in the 1950's, have now been addressed. The Agents have liaised with the Society in relation to the Sisson staircase and works to various internal doors, and amended plans have retained numerous doors and clarified the plans for the staircase. Following the submission of amended plans, the Twentieth Century Society have confirmed that they no longer object to the proposal.

In response to SPAB's comments regarding the structural capabilities of the underfloor to support the new gallery structure, it is considered that detailed construction mechanisms and supports required would be controlled via condition. This would allow the opening up works to inform the structural works.

The proposed new floor would be constructed following the removal of the raked floor inserted by Beakley (after the earlier Sisson fit out). The new floor better reflects the earlier level floor that was existing on site since the medieval period. It also allows the level access required for accessibility purposes.

The Oak Crown Truss, the restoration of which was queried by SPAB, is the sole survivor of several that historically stretched the length of the hall. All parties acknowledge that the truss would not be in its historic position, instead it has been chosen to suit the theatre layout, towards the front of the stage. Whilst not in its original position, the restored truss would allow visitors to interpret the historic appearance of the space.

The reroofing of the Guildhall would improve the insulation and ventilation properties of the building. This would raise the ridge height by approximately 32cm. New boards would be laid on top of the existing rafters which would mean some of the organic shape of the roofline would be able to be retained. The proposal would result in no loss of the historic roof structure or fabric.

The reinstatement of the ceiling height along St George's Passage would rectify the harm caused by the insertion of Sisson's orchestra pit. Reverting to the original ceiling arrangement would be of benefit to the Guildhall's overall character and allow better understanding of the original spaces, whilst also allowing a viewpoint towards the new foyer/lobby area.

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Overall, in heritage terms, while the alterations to the Guildhall would result in further intervention to historic fabric, most notably through the creation of the link through to No. 29 King Street this is considered to be less than substantial harm which allows an important building to be retained in modern theatre use and attract a new and different audience. The changes would be made sympathetically and retain historic fabric where possible and the design of the proposal is overall considered acceptable. The external changes would retain the character of the building as it sits in the street scene.

The concerns of statutory consultees with regard to specific issues are considered to have been overcome by negotiation & can be further controlled through the imposition of appropriate conditions.

The changes to the Guildhall proposed by this application are considered to be in line with the requirements of Paragraph 208 of the NPPF and Policies Cs12 and DM15 of the Local Plan.

Foyer Link Extension

The new Foyer area is a key part of the project and the design has been prepared following the issues raised in the Conservation Management Plan in relation to: social sustainability, circulation between spaces and uses, the current underuse of St George's Entry passageway, inadequate sizing of the existing foyer/entryway and the unsuitability of the existing catering and refreshment provision.

A Foyer link extension would be constructed in the space between the west elevation of the Guildhall, the North Warehouse Range to the north and the Red Barn to the south. This extension makes use of contemporary design features including extensive glazing and a zinc roof. Considering its position, the extension would not be visible within the wider street scene and from a planning perspective, it would only impact on the immediate surroundings.

The impact on the historic fabric caused by the new link building would be limited to the junction of the new roof and existing north warehouse south elevation, junction of the new roof and existing Red Barn north elevation, and west screen/ doorway. The roof has been designed to sit above the existing stonework. The method of attachment means that the foyer could, if required in the future, be removed and the joints repointed leaving no trace of its presence.

Conditions are recommended to ensure full details of how the building would be constructed, in particular how it will be joined to and interact with the existing buildings, would be controlled via conditions on the Listed Building consent.

Overall, the proposed foyer extension would play a key role in the ongoing viability of the theatre use and provides vital ancillary uses & circulatory spaces for that purpose. Whilst some harm would be caused as a result of the proposed extension, this harm has been minimised through careful design, with the dimensions of the infill extension being designed around existing fabric wherever possible. The glazed element of the extension would allow the historic fabric to be appreciated whilst the building is also upgraded for modern usage. This accords with the aims of the NPPF and Policies CS12 and DM15 of the Local Plan in regard to good design, protecting heritage assets and enabling their viable uses.

Red Barn

The Red Barn is currently used as a bar space with a small seating area and as part of the proposal would be incorporated into the Foyer space.

As part of the proposal, the Roof of the Red Barn would be insulated and replaced at a higher level in the same way as described above. Where the red barn adjoins the new Foyer Link Extension, the existing external ramp would be removed & a large walk-through opening created following removal of brickwork which is believed to be more recent than other areas. Previously functioning as a barn/warehouse, this building would have had a large opening in this area and therefore the principle of reopening brickwork to provide access is considered acceptable. Former openings on the south elevation would also be unblocked and a new opening formed on the west elevation would allow greater visual connection to the main courtyard.

Internally, new plaster ceilings would be provided between main roof members and brickwork revealed. The floor of the building would be lowered to allow level access from the new Foyer Link. The existing quarry tiles would be re-laid at the new level.

The overall identifiable harm to the Red Barn as a result of the proposal is limited, with the new windows and openings inserted within historic openings wherever possible. The alterations to the red barn are considered suitable to minimise harm to overall historic fabric across the Guildhall complex & would, as with the Foyer Link Extension, improve the accessibility of the space whilst allowing a more intensive use which should improve the long-term viability of the use and of the heritage asset. This accords with the aims of the NPPF and Policies CS12 and DM15 of the Local Plan in regard to good design, protecting heritage assets and enabling their viable uses.

North Warehouse Range

The proposed changes to the North Range Warehouses, including the Riverside Restaurant and Shakespeare Barn and would play a key role in the ongoing viability of the theatre use and provides vital ancillary rooms for the theatre whilst also improving the facilities available for the separate restaurant uses, increasing the usability and accessibility of those spaces for future users.

The North Warehouse Range is proposed to be re-roofed using existing materials to allow a greater level of insulation, this would involve raising of the ridge line by approximately 33 cm. A new dormer in the north facing roof slope would be installed to connect services between the North Warehouse Range and the Shakespeare Barn. Kitchen ventilation would be re-positioned onto the north facing slope. Various internal alterations are also proposed to improve the usability of the space. It is considered that the improvement in the useability of the buildings & their long-term retention would outweigh any minor degree of harm.

Internally, various changes are proposed to allow the buildings to function in their various uses, including the refurbished riverside restaurant with w/c spaces below and green room and dressing room facilities for the theatre use. New openings would provide internal links into the Shakespeare Barn. Existing brickwork would be removed to enlarge doorways to the current plant room and allow public access to the medieval gateway.

Various changes are proposed to fenestration, formerly blocked windows would be reopened with new timber joinery proposed. Other windows would be blocked by recess brickwork, and secondary glazing is proposed where appropriate. The unblocked openings will introduce a visual connection between the interior and exterior spaces and animate the currently underutilised main courtyard without detriment to the wider street scene.

Part of the north elevation of the North Warehouse Range faces towards the current garden space of the Globe Public House (Wetherspoons), which is third party land. Replacement windows would be inserted along this north elevation alongside intakes and exhaust vents.

Shakespeare Barn - The Shakespeare Barn would be utilised for various ancillary purposes, including hosting the majority of the proposed plant and machinery & various backstage facilities including the kitchen, goods lift and loading and delivery area, and additional WCs.

The roof would be replaced with a new roof structure to allow the inclusion of roof top plant space and an acoustic enclosure. The east wall of the barn would be rebuilt to suit the internal layout, internal substation ventilation requirements and the roof top plant space. This work is required to ensure that the plant and machinery are able to function well and meet modern standards.

The Shakespeare Barn is positioned wholly surrounded by existing buildings and therefore the structural changes proposed would have limited impact on the street scene or surrounding locality. In regard to its impact on the setting of the Guildhall, the changes are considered suitably designed to ensure any minor levels of harm are minimised. It is considered that the alterations to this building are acceptable, however full details of the proposed plant and machinery and associated screen would be controlled via condition for the avoidance of doubt.

Fermoy Gallery – *The existing ceiling within the Fermoy Gallery would be removed to allow the visibility of the roof structure. It is intended that the existing brickwork walls would be revealed following removal of plasterboard lining, and these would be whitewashed if their condition allows.*

Kings Lynn Players – The area of warehouse currently occupied by the Kings Lynn Players would be altered internally, with opening up of the historic roof structure and the insertion of an additional area at first floor to be utilised as part of the Creative Hubs. The historic features, such as floor, roof structure and wall surface, will be retained, whilst the modern fittings will be removed to suit the new use. The new floor beams will be supported by the existing walls whilst re-using former wall sockets (to be investigated following removal of stored items) wherever practicable.

Riverside Restaurant – within the Riverside Restaurant, existing modern partitions, kitchens/WC fittings etc would be replaced to suit the proposed layout and allow the functionality required for modern restaurant uses. The new WCs for the restaurant would be created in the eastern section the Undercroft, at basement level.

The position of the new WCs at basement level would require the insertion of a new staircase which requires the loss of some historic fabric (floorboards and joists); however, those works facilitate the use of the existing unused basement space and reroute the customer WCs away from the restaurant's kitchen which provides an overall more desirable layout.

Overall, whilst some harm would be caused as a result of the insertion of new windows and alterations to internal layouts across this North Warehouse Range, this harm has been minimised wherever possible through the use of suitable materials & respecting the key areas of the most significance within each building. This accords with the aims of the NPPF in regard to protecting heritage assets and enabling their viable uses.

29 & 29C King Street

29 King Street is immediately north of the main Guildhall building and is proposed to house the new Guildhall accessible lift and access stairways, as discussed above. The remainder of the space would be utilised for offices and other ancillary purposes to help in the day-to-day functioning of the theatre and creative hub use.

The proposed doorway, providing access from No. 29 to the Guildhall & to the lift, is in the position of a former doorway and the removal of fabric would be limited to the modern infill bricks and modern window joinery only. The extension would retain the remaining section of window currently serving the Guildhall as visible from the inside of the new space and, due to the construction method employed, the fabric of the stone surround of the window and therefore the oldest element, would remain unchanged.

The ground floor area of No. 29 houses the carriageway passage which is intended to be utilised to provide access to the Shakespeare Barn courtyard for servicing and other functions. An existing doorway in this passage will be widened to allow access for wheelchairs to a wheelchair accessible WC.

For fire safety reasons, the ceilings at Ground Floor would be upgraded with fire rated plasterboard between existing joists. Minor alterations are proposed to existing walls and doors to provide the required layout, and floor level changes are required for level access.

Doorways would be created to provide internal links between 29 and 29C King Street.

The changes to 29 King Street are particularly extensive due to the need to create a suitable & safe access point & lift access to the first floor of the Guildhall. The works would result in harm to and loss of part of the historic fabric of this Grade II Listed Building in place of other alternative schemes which would have resulted in more significant harm to the Grade I Listed Guildhall itself. The proposed scheme does therefore seek to minimise harm as well as mitigate it through careful design & positioning of new openings. As with the consideration of the above, it is considered that this less than substantial harm is far outweighed by the wider public benefits of the redevelopment scheme. This accords with the aims of the NPPF in regard to protecting heritage assets and enabling their viable uses.

South Range

Old Warehouse

The Old Warehouse is currently only used for storage purposes due to its physical constraints – with a low doorway entry and low ground floor ceilings which prohibit any more intense or public use.

Again, the roof of the Old Warehouse would be insulated and replaced at a higher level, this would result in minor changes to the slope of the dormer windows on the south elevation. Previously blocked openings would be reopened to form doorways & new joinery would be installed to suit the use as a gallery/foyer and shop.

The proposed changes to fenestration would again open up views towards the main courtyard & also allow better light into internal spaces to suit the proposed use. Ground floor head height would be improved through the relocation of first floor beams. The external walls will be made good with matching brickwork where alterations will be required for raising the beams.

White Barn

The White Barn is currently rented for use by lighting and production engineers who require it for large rigging and editing.

The existing mineral sheet roofing of the White Barn would be removed and replaced (following insulation works) with corrugated galvanised steel, with a total height approximately

27cm higher than existing. The new roofing has been selected to ensure it is appropriate for the low-pitched roof as well as the site context & historic warehouse use.

The existing large barn door would be fixed open, with glazed doors set within the opening and the existing upper windows, otherwise covered by the fixed shutters, filled in with matching brickwork. An existing blocked opening on the north elevation would be reopened as a new window, with metal framed double glazing. New window and door openings would also be created in the west elevation.

New doorways are proposed in the south elevation to allow greater interaction with the courtyard space to the rear of the White Barn & subsequently a door to Ferry Lane.

The alterations would allow the more intense use of the White Barn and a more inviting space for users, as a Flexible Use Space with WCs at ground floor and creative hub units and associated facilities at first floor. The changes to the elevations would again improve the building's interactions with the courtyard space.

The changes to the white barn are largely internal and are considered to lead to very limited harm to the Listed Building itself. The internal reconfigurations of the White Barn and the neighbouring White Barn Annexe and Old Warehouse would allow for community benefits in the form of additional creative hub and flexible business spaces which would add to the vibrancy of the town centre and allow local employment. Those public benefits would outweigh the harm caused to the building through elements of the scheme such as the reroofing and new openings.

White Barn Annexe

The White Barn Annexe's main current use is for ancillary storage purposes, storing various pieces of stage scenery etc from productions throughout the Guildhall's more recent history. The proposed use as part of the Creative Hub would provide a more effective use of the space as part of the overall redevelopment of the site. The alterations are limited to that which are reasonably required to facilitate the proposed use and where new openings are required, their impacts on historic fabric have been minimised through careful positioning. The existing cement render would be removed from external walls and replaced with lime-based render, existing windows and doors would be replaced with new joinery, and a new window is proposed on the north elevation.

Existing air-source heat pumps and enclosure would be removed to be replaced by new equipment. A new generator flue will rise to above eaves level, to be utilised for emergency purposes only.

Solar Panels

The application includes the provision of solar panels on the south facing roof slope of the Old Warehouse, the White Barn, and the White Barn Annexe. Glimpses of views would be available of these solar panels from the White Barn Courtyard Garden space as well as from off-site, from Ferry Lane as well as from West Lynn. The fixings for the panels will be mechanical and can be removed, if necessary, in the future. It is not considered that these solar panels would lead to substantial harm to the character of these buildings. Solar Panels are becoming more common place on roof slopes across the Borough and their benefits from a renewable energy perspective are considered to outweigh any minor degree of harm.

Historic England Guidance surrounding the installation of solar panels states that where possible harm to the heritage asset through the installation of solar panels should be avoided.

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When assessing a listed building application, the only consideration is upon the building fabric. The roof is being raised and in the case of the White Barn, a new roof is being installed. This means that there will be minimal impact upon the historic fabric from the installation of the solar panels.

Whilst neighbour objections to the positioning of solar panels are noted, the solar panels are not considered to lead to harm to an extent that would warrant refusal on those grounds. The very minor level of harm caused by the solar panels would be outweighed by the scheme as a whole, and the use of solar panels as a renewable energy allows the scheme to be more sustainable in regard to energy-use long term. This complies with the NPPF (2023) and local plan overall, in regard to minimising harm and supporting renewable energies.

Conditions on the Listed Building Consent would control the physical works to the roof to install the solar panels, as well as their final external appearance.

Other Buildings

The Garden House is proposed to be refurbished internally & a service hatch would be created in the east wall. The building is currently underutilised and its reuse as a small sales point would contribute to the wider offer proposed across the redeveloped site.

Landscaping & Public Realm

New hard landscaping is proposed, including an accessible ramp and terraced amphitheatre space within the river terrace and garden area. Labelled by the Agent as the 'Flowery Mead,' this area is intended to be an accessible space used occasionally for outdoor events and as a publicly accessible terrace at the far end of the courtyard.

Subject to careful conditions ensuring long-term viability of new planting and suitable use of materials, it is not considered that the design of the landscaped areas would lead to harm to the setting of the heritage assets.

General Repairs and Improvements

Across the site, it is intended that existing brickwork is repaired as necessary, using appropriate matching brickwork and mortar. The existing substandard pointing to the west gable of the Guildhall building would be removed and repairs take place alongside the other works proposed.

Existing rainwater goods across the site are also proposed to be repaired and improved, replaced only where necessary. All new rainwater goods would be painted cast iron.

These elements of the proposal would be widely beneficial for the heritage asset and are not considered likely to lead to any identifiable harm.

Conclusion on Design, Heritage and Harm

It is considered as a whole that the design impacts of the scheme are acceptable. From a street scene perspective, the setting of the Guildhall and the form of the main buildings will be largely unchanged. Where extensions are proposed, they have been appropriately positioned and designed in line with the requirements of the design policies of the NPPF and Local Plan. It is not considered that the design of the proposal would lead to adverse impacts on the street scene, or the character of the Conservation Area as a whole.

Whereas the Planning Application (24/01188/F) requires all material considerations to be taken into account in the decision-making process, and therefore for harm to be balanced against public benefits, the only consideration in the determination of the Listed Building application is the impact of the proposal on the significance of the building.

The proposal would result in less than substantial harm overall. While some aspects of the proposal enhance the significance of this important Grade I listed building such as the removal of a modern fire escape and the removal of later internal partitions to the warehouse range, some interventions result in loss of or significant alteration to historic fabric. These areas include the Sissons staircase, the invasive alterations to the Grade II listed 29 King Street and the construction of the modern foyer. While these could be considered as changes which are required for the ongoing vitality and development of the site, they result in changes which impact upon the coherence and significance of individual elements of the site and this must be appropriately considered.

Great weight has been given to the conservation of the Guildhall and its ancillary buildings throughout the development of the scheme (paragraph 205 of the NPPF) and the works have been justified both in heritage terms (paragraph 206 of the NPPF) and in terms of the impact upon the use of the building. While there is harm to individual elements, the impact upon the buildings as a whole is minimal and together would result in less than substantial harm which is low/moderate in scale.

Impacts on the fabric of the buildings have been minimised through detailed design, documentary research, archaeological investigations and opening up works, as well as following the feedback from pre-application discussions.

The new layer of design interventions proposed by this current scheme would make use of appropriate materials and design features that are suitable for the location and history of the building. The loss of parts of Sisson's interventions is noted, however in line with the NPPF, the identified harm must be weighed against public benefits. It is evident from within the submission that the scheme has been designed to minimise harm wherever possible, it would not be practical to retain the staircase unchanged following the changes to floor level, and other alterations are required in order to meet building regulations requirements.

It is clear that a significant part of the historic value of the site is derived from the interrelationship between elements from multiple periods across history. The proposal has been balanced with regard to minimising harm, whilst allowing the building to safely function going forwards.

Additionally, a higher degree of less than substantial harm has been identified in other aspects of the proposal – in particular through the raked gallery seating and mezzanine wings – this harm has again been minimised through careful design in line with Paragraph 201 of the NPPF (2023).

As noted above, the overall harm has been identified as 'Less than Substantial' and Paragraph 208 therefore applies, and this harm must therefore be balanced against public benefits of the scheme.

This approach has been agreed by Historic England, who support the application on heritage grounds. It is the Local Planning Authority's responsibility to ensure that robust justification and public benefits would outweigh the identified harm to the Heritage Assets associated with this application.

The proposal has the potential to lead to wider community benefits in regard to community, culture, and education as well as varied economic benefits relating to the various uses. The

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proposal would also offer significant further benefits with regard to retention of the building through allowing the spaces long-term viable uses (NPPF 205, 206, 208). A full assessment of the planning balance takes place within the conclusion at the end of this report.

Archaeology:

The NPPF sets out that non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. Policies CS12 and DM15 of the Local Plan therefore apply.

The archaeological potential of the site is of high significance. The site of the Guildhall may have archaeological interest earlier than the 15th Century, as the houses and warehouses on the west side of King Street were built onto land reclaimed from the riverbank, likely in the late medieval period, which may therefore retain evidence of earlier riparian structures. The use of medieval domestic debris to reclaim the land has high archaeological interest and the potential for the survival of early river front structures buried during subsequent phases of reclamations is likely. Waterlogged conditions are likely to preserve organic material in the rubbish as well as timber structures.

Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development.

In line with comments from the Historic Environment Service, conditions are recommended to ensure that the works take place in accordance with an archaeological written scheme of investigation to be approved in writing by the LPA. In this instance the programme of archaeological mitigatory work will comprise one phase - the monitoring of groundworks for the development under archaeological supervision and control as the proposed groundworks appear to be relatively minor in scale.

This will ensure that any archaeological implications of the development are properly accounted for, in accordance with Paragraph 211 of the NPPF, Policy CS12 of the Core Strategy 2011 and Policy DM15 of the SADMPP.

Impact on Neighbour Amenity:

NPPF (2023), Policies CS03, CS08 and DM15 of the Local Plan all require development to function well and not lead to adverse impacts on residential amenity.

Neighbouring dwellings at Ferry Lane & Old School Court are positioned along the length of Ferry Lane and there are various existing windows and outdoor spaces which may be impacted particularly by any intensification of use proposed within the White Barn or within the associated courtyard garden space.

The new openings proposed on the south elevation of the White Barn are shown as high-level windows serving the ground floor on Section EE. There is therefore limited opportunity for those windows to cause privacy concerns.

Third Party objections were received during this application, primarily from occupiers of residential properties immediately adjacent to the site at Ferry Lane & Old School Court. These properties are in close proximity to the application site and may be impacted by noise and disturbance during day-to-day operations of the site.

Particular concern was raised in regard to performances within the White Barn and Courtyard spaces and impacts from access to Ferry Lane. This access point is existing; however the use of the White Barn and White Barn annexe is likely to intensify as a result of the proposal, and there is potential for increased associated noise and disturbance for dwellings along this south site boundary as a result.

No performances are proposed to take place within the White Barn Courtyard, which is intended to be used for quiet reflection space and workshop breakout space. It is considered that the conditions relating to noise prevention measures combined with the separate legislation on events licenses are sufficient to control impacts on these properties. Full detail of internal acoustic treatments will be required via condition.

Given the town centre location and the position of Ferry Lane Social Club and the West Lynn Ferry to the west of the site further along Ferry Lane, some impacts from pedestrians are existing. The hours of entry/egress via the Ferry Lane gate can be controlled via condition to ensure that noise disturbance from people accessing and leaving the site only occurs at reasonable hours. CCTV is proposed to monitor the passageway along Ferry Lane for further security.

In so far as other noise and disturbance impacts from the internal uses, the proposed plans include noise insulation and acoustic treatments of the White Barn and the Old Warehouse which are proposed following the guidance of a noise consultant. These details can be controlled via condition.

As recommended by the CSNN team, a condition is proposed to ensure that an Operational Management Plan is submitted to and approved in writing by the LPA prior to the first use of the development. This would allow confirmation of opening and operating hours as well as controlling hours of use of the Ferry Lane access to prevent adverse impacts on neighbouring properties later in the evenings. This condition would allow specific exceptions to the general hours or operation where necessary for special events – such as during Festival Too when the West Lynn Ferry operates later in the evenings, and the route would provide a useful service for visitors.

Whilst the CSNN team recommended a detailed condition specifying expectations, it is considered that the condition can be simplified and an informative used to set out the LPA's expectations. The discharge of condition process would allow consideration of planning considerations & requirements and how those would relate to the separate requirements for events licenses etc.

In brief, the management plan is expected to include the following controls:

- Full details of the proposed outdoor activities and performances to take place in the Courtyard including types of events, number, and frequency of each type of event per year and predicted noise levels at noise sensitive receptors.
- A plan that illustrates all the areas of the site referred to in the management plan.
- Thereafter the site shall be managed in accordance with the Operational Management Plan as approved (until such time that any subsequent version is approved).
- Performances within the main Guildhall will operate until 00.00hrs (midnight)
- The restaurant/bar will operate until 00.00hrs (midnight)
- Outdoor use associated with the bar/restaurant will cease by 22.00hrs.
- The Courtyard will be used for workshop breakout space between 10.00hrs and 22.00hrs
- The White Barn Garden space will be used for workshop breakout space and as a space of quiet reflection between 08.00hrs and 20.00hrs and will not be used after 20.00hrs. There will be no performances in this space.

- The Ferry Lane passageway (the entrance off Ferry Lane) will be opened at 08.00hrs and closed at 19.00hrs with the exception that it can remain open until the time of the last ferry on the occasional times during the year when the ferry operates a later service.
- The Ferry Lane passageway will be monitored by CCTV.
- The main entrance to the Guildhall will remain on King Street.
- No glass bottles will be tipped into external bins outside of the hours of 09.00hrs and 17.00hrs.

Existing fencing forming the boundary of Old School Court immediately opposite the proposed gated entry to Ferry Lane is approx. 2m tall and any loss of privacy is considered unlikely when considering the existing use of Ferry Lane as a Public Right of Way.

Further control of outdoor events would be provided through the licensing process which is separate from the Planning System. The Guildhall's current events license would not cover those works and so further application to the Borough Council's Licensing Team would be required under separate legislation.

In so far as other noise and disturbance impacts from the internal uses, the proposed plans include noise insulation and acoustic treatments which are proposed following the instruction of a noise consultant. These details can be controlled via condition.

To mitigate the potential for overlooking or loss of privacy between the use of White Barn Courtyard Garden & No. 3 Ferry Lane, it is proposed to raise the boundary wall by 4 additional brick courses, approximately 300mm taller than existing.

Given the scale of the works, impacts during construction can be controlled through the submission of a Construction Management Plan. This will detail working hours, measures to minimise dust, contact details for lead contractors & processes to make complaints. Issues of private access rights raised by neighbours are civil matters and are discussed below.

External lighting is also recommended to be controlled via condition to ensure that lights are appropriately positioned and will not lead to adverse levels of light spill off-site towards residential properties.

Subject to the imposition of the Construction Management Plan and Operational Management Plan condition discussed above, it is considered that the impacts on residential amenity associated with the scheme are acceptable and would not lead to any significant increased impacts on the surrounding environment. This is in line with the NPPF (2023), Policies CS03, CS08 and DM15 of the Local Plan.

Highway Safety:

Policy DM15 of the SADMPP (2016) requires, amongst other things, for development proposals to demonstrate safe access. Policy CS11 also reiterates the need for improving accessibility and promoting sustainable transport. Paragraph 115 of the NPPF (2023) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The site currently has no cycle parking and no formal car parking spaces however very limited levels of ad hoc parking takes place for staff, deliveries, and maintenance within the main courtyard space. The proposal includes 32 cycle spaces for visitors and staff, two loading spaces within the main courtyard, and two parking spaces within the Shakespeare Courtyard. The onsite car parking would be utilised only by staff and not for visitor parking. A Transport

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Assessment was provided in support of this application which concludes that the site is accessible for those using non-car modes of transport and that the existing infrastructure of the surrounding network is excellent with opportunities to walk/cycle and use public transport. It also concludes that the proposal will not adversely impact on the highway network, which will be able to handle the projected number of trips.

The Local Highway Authority provided comments noting the lack of covered staff cycle parking areas however not raising objections to provision as a whole. Given the historic sensitivities of the site, it is considered that the most appropriate place for secure cycle parking would be within the Shakespeare Courtyard. A condition is recommended to ensure a staff cycle scheme comes forward; however, the condition is proposed to provide flexibility in regard to specifically covered cycle parking due to the heritage sensitivities of the site.

As a town centre location, it is considered that the parking proposals are acceptable, despite not meeting the typical NCC standards for the floorspace provided across the site. Whilst it is acknowledged that there could be a significant visitor draw following redevelopment of the site, the main uses proposed are primarily existing & the site is well-located within the main town centre to allow guests and visitors to park in nearby locations and/or make use of local public transport links. The Agent has amended the plans during this application to show 16 cycle racks within the site, providing space for 32 bicycles to park across the site in various convenient locations without adversely impacting on the historic character of the site which is a key consideration when considering the positioning of ancillary structures.

Given the above, the proposal is therefore compliant with policy on transport and access, in particular Policies CS08, CS11 and DM15 of the Local Plan.

Ecology:

The NPPF (2023) and Policies CS08 and CS12 of the Core Strategy (2011) aim to ensure that impacts on protected species are avoided and where necessary, mitigated as part of planning applications.

The buildings on site are considered suitable to support roosting and the Preliminary Ecological Appraisal submitted with this application suggests that further surveys are already being undertaken by Wildlife Frontier.

The bat hibernation surveys recorded no in-situ bats or signs of bats. There is therefore no evidence that the site is used by hibernating bats, however emergence surveys carried out have provided evidence that bats are present in the building currently. Dusk emergence surveys were completed in August and whilst full detailed results of these surveys are still outstanding, the Agent has acknowledged that a European Protected Species License would be required for the proposed works.

The site was found to have little suitability for any other protected species.

On balance therefore, despite the lack of final surveys being submitted, it is considered that additional conditions can be applied to this consent to require the submission of a final ecology report prior to commencement of works. The ecology report must contain details of proposed mitigation and enhancement measures based on those final survey results.

As a license would be required from Natural England, the Local Planning Authority must consider the Tests of Derogation set out under the Conservation of Species and Habitats Legislation to ascertain that Natural England, as responsible body, are likely to grant a license for the works.

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A mitigation licence derogating from the legal protection afforded to roosting bats by the Conservation of Habitats and Species Regulations 2017 (as amended) can only be granted in cases where the activity meets the following three tests.

1 - There is an overriding public interest.

The proposal is considered to comply with this test. The application complies with the policies of the development plan, and as discussed throughout this report, would provide significant community, cultural and economic benefits.

2 - There is no satisfactory alternative.

The alternatives to the proposed reroofing activities would include not completing the works. This would prevent direct impacts however the buildings would continue to deteriorate, and it is likely that repair works would need to be carried out which would impact on bat roosts. The proposed development provides wider benefits as well as improvements to the longevity of heritage assets whilst also providing an opportunity to improve each building's thermal properties. Any impacts on bats are likely to be successfully mitigated and it is considered that this option provides the most appropriate solution.

3 - The resulting permitted actions will not be detrimental to the maintenance of the populations of the species concerned at a favourable conservation status within their natural range.

The survey results available to the LPA at this stage suggest that the bat roosting use is by modest numbers of a relatively common bat species (Pipistrelle) and any impact is considered possible to mitigate through compensation conditions. The favourable conservation status of the local common pipistrelle population is judged as extremely likely to persist despite the proposed development, so long as there is mitigation with respect to the undertaking of the works.

It is the LPA's opinion that an EPS license is likely to be granted on the above basis. The Council's Ecologist raises no objection to the application subject to conditions to ensure that the completed survey is submitted to and agreed in writing by the LPA prior to the commencement of works, in order to ensure that appropriate mitigation measures are included in the design from the outset. On this basis, the development complies with the NPPF (2023) and Policies CS08 and CS12 of the Core Strategy (2011).

Biodiversity Net Gain:

Biodiversity Net Gain is now a legislative requirement for planning applications and a mandatory requirement under para 186(d) of the NPPF (2023). The Biodiversity Net Gain Matrix and supporting information within this application indicate that off-site provision is required, and this would be delivered through a Habitat Bank. Full details of the off-site BNG would be controlled via the standard condition provided within the legislation, which requires submission of a detailed Biodiversity Net Gain Plan.

No objections were received in regard to Biodiversity Net Gain.

In this scenario there will be no duty on the LPA to monitor Habitat Bank BNG as the responsibility of this will fall on the Responsible. If we are not monitoring BNG then we do not need to obtain a monitoring fee and subsequently there is no requirement for a s106. Please include the following Condition and Informative on any consent:

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On this basis, the proposal complies with the requirements of the NPPF (2023), Policies CS08 and CS12 of the Core Strategy (2011) in relation to biodiversity.

Flood Risk:

The site is located adjacent to the River Great Ouse and is partially located in Flood Risk Zones 2 and 3. Planning policy at all levels requires new development to ensure that flood risk is not increased elsewhere (NPPF paragraph 173, Core Strategy Policies CS01 and CS08).

As demonstrated in the flood risk assessment submitted in support of the planning application, the proposal would not have a material impact on the flood risk of the site, does not increase the flood risk vulnerability of the site as per Annex 2 of the NPPF, and would not cause flooding elsewhere. The proposal is appropriate for the location and is capable of being flood resistant and resilient. The proposal is therefore compliant with flood risk policy.

Surface water details are controlled via condition, and gutter details specifically would be controlled via the Listed Building Consent. Despite a request from the neighbouring property at Ferry Lane, it is not considered necessary to ask for additional detail of gutter positions up front.

The Borough Council's Emergency Planner has recommended that the building's operators sign up to the Environment Agency's Flood Warning System & prepare suitable evacuation plans.

The proposal therefore complies with the NPPF (2023) and Policy CS08 of the Core Strategy (2011).

Other Material Considerations:

Licensing for outdoor events

The Guildhall premises licence (agreed by BCKLWN's Licensing Team under the Licensing Act 2003) currently only covers the licensable activities indoors. The license controls the sale of alcohol, performances of live music/plays/dance, exhibitions of a film and playing of recorded music inside the buildings but would not as it stands cover the outdoor activities proposed to take place as part of this application. A variation of the existing license would be required for the proposed use, and this would be controlled under separate legislation (the Licensing Act). Any licensing application would control measures relative to the licensing objectives and this would be additional control in excess of the measures proposed within this report with the aims of controlling noise and disturbance. Licensing applications are subject to their own consultation period where concerned residents could comment on the proposed scheme.

Air Quality and Contamination

Policy DM15 of the SADMPP (2016) requires development to be assessed against impacts from contamination, as required by Paragraph 189 of the NPPF (2023).

The Environmental Quality Team note that the indoor air quality associated particularly with the theatre use. Some areas of the building are proposed to benefit from new mechanical ventilation and/or heat recovery systems. In such instances it can be considered important to maintain a healthy level of indoor air quality through use of appropriate sensors. The Environmental Quality therefore recommend conditions requiring the installation of an approved air quality monitoring scheme.

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The air quality officer raised no further objections in regard to pollutants from the diesel backup generator or gas boilers proposed and raise no concern on impacts from traffic or other pollutants.

Due to the age of the property, it is likely that asbestos containing materials are present. Whilst the Environmental Quality Team recommended conditions are used, it is considered that due to other legislation governing Asbestos Impacts, that informatives are recommended to ensure appropriate consideration of Asbestos disposal and management throughout the construction process.

The proposal therefore complies with Paragraph 189 of the NPPF (2023) and Policy DM15 of the SADMPP (2016).

Specific comments and issues:

Sanitary Ware - In answer to the CAAP concerns around the sanitary wear, the existing toilets are unable to be retained in the interests of modern hygiene requirements and they are not considered to be of such importance to the significance of the building that harm would be caused through their removal. They are therefore proposed to be replaced with modern units.

Civil Matters - Access to Third Party land during construction and for maintenance works is a civil matter. The intention is for developers to undertake construction from BCKLWN land as far as possible; if required, access via private gardens for construction and maintenance works will be discussed with neighbours and Party Wall notices will be raised outside of the planning process – these elements are not a planning consideration.

Conclusion & Planning Balance:

The only consideration in the determination of any Listed Building Consent application is the impact of this proposal on the significance of the listed building. The NPPF identifies the conservation of historic assets as a core principle of the planning system and an important element of sustainable development and states that they are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of existing and future generations.

The heritage statutory considerations for the proposals are sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. S16(2) states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, **great weight should be given to the asset's conservation** (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

When the planning authority considers whether to grant or to refuse an application for Listed Building consent, it must give particular attention to the desirability of preserving the building, its setting and those features which make it special.

The Guildhall of St George is Grade I listed, and therefore considered to be an 'Asset of the highest significance' for the purposes of paragraph 206 of the NPPF, which states that any

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harm to or loss of significance of a designated heritage asset requires clear and convincing justification. Substantial harm should be wholly exceptional.

For the reasons discussed throughout this report, Officers do not consider that the proposed development would lead to substantial harm to the significance of the Guildhall of St George.

Whilst the proposal would result in partial demolition of areas of the building, to allow for example the insertion of openings, or harm by other means through additions and interventions which would impact on how spaces are currently appreciated – for example through the creation of a mezzanine floor, the Local Planning Authority consider the level of harm to be less than substantial. Paragraph 208 of the NPPF (2023) therefore applies.

The level of harm has been further minimised through the guiding of more significant changes to 29 King Street (Shakespeare House) which adjoins the Guildhall of St George to the north. 29 King Street is Grade II Listed and therefore of lesser significance overall than the main Guildhall. Guiding the stronger interventions to this area reduces the overall harm caused by the scheme as a whole.

The application proposes wider benefits to the community through allowing the long-term retention of the heritage asset as well as through the various cultural programmes, the economic benefits from the Creative Hub workshop, office spaces and the renovated restaurant space, the educational benefits from the various education programmes and training, and the biodiversity impacts through the use of biodiverse native planting & sustainable building systems. The changes also allow the buildings to be more accessible to those with mobility concerns which may currently restrict access.

Harm to historic fabric of the Guildhall & the surrounding buildings can be further minimised by appropriate conditions relating to detailed drawings of roof changes, detailed specifications of internal changes, and controls over the use of appropriate materials. The Listed Building conditions below would cover details construction techniques and finishes, whilst the planning decision would cover remaining details such as drainage, management plans and landscaping.

It is considered that the scheme would have significant wider benefits to the community that would outweigh the less than substantial harm identified as likely to occur as a result of the works. The scheme has the further broad benefits of ensuring the long-term viable use of the listed buildings across the application site which weighs positively in the planning balance.

Some likely impacts on adjoining properties have been acknowledged throughout this report, primarily relating to the potential for noise and disturbance impacts on the adjoining residential properties at Ferry Lane and Old School Court to the south of the application site. The Borough Council's CSNN team have raised no objection to the principle of the application subject to conditions and the overall impacts on the amenity of adjoining properties are considered acceptable. Further control of impacts on adjoining uses is available through the Council's Licensing procedures and requirements which is separate to planning.

The proposals as a whole would comply with Paragraphs 88, 90, 96, 97, 135, 203-208 of the NPPF (2023), Policies CS03, CS08, CS10, CS12 and CS13 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

RECOMMENDATION:

(i) 24/01188/F - APPROVE subject to the imposition of the following condition:

- 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 proposed plans listed within the Document Issue Register dated 03/09/2024.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on site until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. The surface water management strategy shall include sufficient information to ensure that the surface water infrastructure is capable of accommodating the proposed discharge rates & any evidence of existing connections as required. No hard-standing areas shall be constructed until the works have been carried out in accordance with the strategy.
- 3 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.
- 4 Condition: Prior to the commencement of any part of the development hereby permitted, an updated Ecological Report shall be submitted to and agreed in writing by the Local Planning Authority. The Report should include any mitigation measures that are to be implemented, and those measures shall be completed in accordance with the agreed details prior to the first use of the development, or in accordance with a timetable to be agreed in writing by the Local Planning Authority.
- 4 Reason: In the interests of protected species and biodiversity, in accordance with the NPPF (2023) and Policies CS08 and CS12 of the Core Strategy (2011).
- 5 Condition: Prior to the first use of the development hereby permitted, full details of a scheme for secure cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for secure cycle parking within the Shakespeare Courtyard, or another appropriate part of the site, and shall be installed in accordance with the agreed details prior to prior to the first use of the development hereby permitted and retained and maintained as such thereafter.
- 5 Reason: To ensure that suitable space is provided on site to provide for the storage of staff cycles, to accord with the overarching aims of the NPPF (2023) in regard to sustainable transport and the Local Plan in regard to parking provision.
- 6 Condition: Prior to the installation of any new external plant and equipment, full details of each element (including noise data) and final design details of associated mitigation measures including all acoustic barriers and enclosures shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved and thereafter maintained as such.

- 6 Reason: In the interests of the amenities of the locality and to prevent significant adverse impacts on the residential amenities of adjoining properties, in accordance with the NPPF (2023) and Policy DM15 of the SADMPP.
- 7 Condition: Noise emitted from plant/machinery/internal performances will not exceed 37dBA at 1m from the façade of the nearest noise sensitive receiver between 19.00hrs to 23.00hrs and will not exceed 32dBA at 1m from the façade of the nearest noise sensitive receiver between 23.00hrs and 07.00hrs as per the details included in the St George's Guildhall Environmental Noise Impact Report dated September 2024.
- 7 Reason: In the interests of the amenities of the locality and to prevent significant adverse impacts on the residential amenities of adjoining properties, in accordance with the NPPF (2023) and Policy DM15 of the SADMPP.
- 8 Condition: Prior to first occupation of the restaurant, full details of filtration equipment to be installed in the restaurant kitchen will be submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as approved before the development is brought into use and thereafter maintained as such.
- 8 Reason: In the interests of the amenities of the locality and to prevent significant adverse impacts on the residential amenities of adjoining properties, in accordance with the NPPF (2023) and Policy DM15 of the SADMPP.
- 9 Condition: Prior to first occupation 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 the approved scheme and thereafter maintained and retained as agreed.
- 9 Reason: In the interests of protecting the historic significance of the building and its surroundings, and in the interests of the Kings Lynn Conservation Area and protected species, in accordance with the NPPF (2023), Policies CS12 and DM15 of the SADMPP (2016).
- 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 agreed landscaping details are completed to a reasonable standard within a reasonable period, to ensure a suitable external appearance in accordance with the NPPF (2023) and Policies CS08 and DM15 of the Local Plan.
- 11 Condition: Notwithstanding the details which accompanied this application, prior to the installation of any new gates associated with the development hereby permitted, full details of their design, materials, size, and construction shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 11 Reason: In the interests of protecting the historic significance of the building and its surroundings, and in the interests of the Kings Lynn Conservation Area, in accordance with the NPPF (2023), Policies CS12 and DM15 of the SADMPP (2016).
- 12 Condition: Demolition, construction, or development work, along with collections and deliveries of waste products, material, and equipment, shall only be carried out between 0800hrs and 1800hrs weekdays, and 0900hrs and 1300hrs on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.
- 12 Reason: In the interests of the amenities of the locality and to prevent significant adverse impacts on the residential amenities of adjoining properties during construction, in accordance with the NPPF (2023) and Policy DM15 of the SADMPP.
- 13 Condition: Prior to commencement development a detailed construction management scheme must be submitted to and approved by the Local Planning Authority. This must include the following information:
- proposed timescales of the demolition and construction phases, and any piling.
 - full details of the techniques, noise and vibration data, and location of any piling which is due to take place.
 - a description and location of any fixed machinery and the sound power levels.
 - the location and layout of any contractor compound, the location of contractor parking
 - the location and layout of the materials storage area, machinery storage area and waste & recycling storage area.
 - full details of the proposed attenuation and mitigation methods to protect residents from noise and vibration, dust, and litter (including proactive monitoring to identify issues)
 - details of how complaints from members of the public will be investigated and resolved
 - communication methods to the wider community regarding the construction phases and likely disruptions.

The scheme shall be implemented as approved for the duration of works.

- 13 Reason: In the interests of the amenities of the locality and to prevent significant adverse impacts on the residential amenities of adjoining properties during construction, in accordance with the NPPF (2023) and Policy DM15 of the SADMPP. This needs to be a pre-commencement condition due to the potential for adverse impacts from the outset.
- 14 Condition: Prior to the first use of any part of the development hereby approved, an Operational Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The management plan should include:
- The proposed opening hours and hours of operation for each area of the site
 - The measures to be put in place to protect residential amenity.
 - Timings of use for the exit to Ferry Lane, and a mechanism for controlling and monitoring this
 - An identified process to manage and address complaints about the site's operation, should they arise.
 - Details of a process for the review of the Operational Management Plan.

The development shall be operated in full accordance with the management plan approved.

- 14 Reason: In the interests of the amenities of the locality and to prevent significant adverse impacts on the residential amenities of adjoining properties, in accordance with the NPPF (2023) and Policy DM15 of the SADMPP.

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15 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

15 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF and Policy CS12 of the Core Strategy (2011).

This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.

16 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 15.

16 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF and Policy CS12 of the Core Strategy (2011).

17 Condition: The development shall not be put into operation until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 15 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

17 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF and Policy CS12 of the Core Strategy (2011).

18 Condition: The Biodiversity Gain Plan shall be prepared in accordance with the Statutory Metric dated 20 June 2024 and prepared by Ryan Clarke.

18 Reason: For the avoidance of doubt and in the interests of providing net gains for biodiversity, in accordance with the NPPF (2023) and Policies CS08 and CS12 of the Core Strategy (2011).

(ii) 24/01189/LB - APPROVE subject to the following condition(s):

1 Condition: This Listed Building Consent is granted subject to the condition that the works to which it relates shall be begun not later than the expiration of three years from the date of this consent.

1 Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2 Condition: This Listed Building Consent relates only to works specifically shown on the approved drawings listed below. Any other works which may require Listed Building Consent that become apparent once work has started, are not covered by this consent and details

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must be submitted to the Council as Local Planning Authority and approved in writing, before work continues:

All works shall be carried out in accordance with the most recent documents as shown on the Document Issue Register dated 3rd September 2024.

- 2 Reason: To ensure a satisfactory standard of works in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF.
- 3 Condition: All works shall be carried out in such manner that no unnecessary damage is caused to the fabric or decorative features of the building, and any damage so caused shall be rectified to the satisfaction of the Local Planning Authority.
- 3 Reason: To ensure that the fabric of the Listed Building is properly protected during the works in accordance with the principles of the NPPF.
- 4 Condition: Prior to the raising of the relevant roofs, sections and drawings at a scale of 1:20, showing full details of all materials as well as a schedule of materials which can be re-used in the works, shall be submitted to and approved in writing by the Local Planning Authority. The development should then be undertaken in accordance with the approved plans.
- 4 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF and Policies CS12 and DM15 of the Local Plan.
- 5 Condition: Prior to any changes to the dormer windows, 1:20 drawings showing the changes required following the raising of the roof on the Old Warehouse, shall be submitted to and approved in writing by the Local Planning Authority. The dormer windows shall be constructed in accordance with the approved details.
- 5 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF and Policies CS12 and DM15 of the Local Plan.
- 6 Condition: Prior to above ground development (excluding demolition) taking place, a specification of the mortar to be used in all repair works and new works shall be submitted to and approved in writing by the local planning authority. The works should then be undertaken in accordance with the approved plans.
- 6 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF and Policies CS12 and DM15 of the Local Plan.
- 7 Condition: Prior to the commencement of any above ground works (excluding demolition), details of the external materials of all new elements including but not exclusive of the toilets, and all new walls, fences and gates attached to the Listed Building, shall be submitted to and approved by the local planning authority. The development should then take place in accordance with the approved details.
- 7 Reason: To ensure that the materials are in keeping with the Listed Building in accordance with the principles of the NPPF and Policies CS12 and DM15 of the Local Plan.
- 8 Condition: Prior to its erection, full drawings at a scale of 1:20 and full details of the link building between the Guildhall, Red Barn and Warehouse Range including its materials, construction and proposed method of joining to the existing buildings, shall be submitted to

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and approved in writing by the local planning authority. The development should then take place in accordance with the approved details.

- 8 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF and Policies CS12 and DM15 of the Local Plan.
- 9 Condition: Prior to the relevant windows or doors being replaced or repaired, 1:20 drawings of the new and/or replacement windows or doors as well as a schedule of repair if required, for any relevant windows and doors, shall be submitted to and approved in writing by the Local Planning Authority. The works should then be carried out in accordance with the approved plans.
- 9 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF and Policies CS12 and DM15 of the Local Plan.
- 10 Condition: Full details of all extractor vents, heater flues and soil pipes including their design and location shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Installation shall be carried out in accordance with the approved details.
- 10 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF and Policies CS12 and DM15 of the Local Plan.
- 11 Condition: Prior to their installation, full details of the proposed solar panels on the White Barn, White Barn Annexe and the Old Warehouse, shall be submitted to approved in writing by the local planning authority. The work shall then be carried out in accordance with the approved details.
- 11 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF and Policies CS12 and DM15 of the Local Plan.
- 12 Condition: Prior to its installation, full details and specifications of the works required to both the existing roof of the Guildhall and the Crown Post in order to erect it in the position shown on the approved plans, is to be submitted to and approved in writing by the local planning authority. The works should then be undertaken in accordance with the approved plans.
- 12 Reason: To ensure that the works are properly controlled in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF and Policies CS12 and DM15 of the Local Plan.
- 13 Condition: Prior to its installation, full details of the Guildhall gallery seating including its fixing to the walls and floor of the building and its final appearance shall be submitted to and approved in writing by the local planning authority. The works should then take place in accordance with the approved plans.
- 13 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF and Policies CS12 and DM15 of the Local Plan.
- 14 Condition: Prior to the works being carried out, full details and a specification of works indicating how the ceiling of St George's Passageway shown on drawing number STGG-HTL-ZZ-ZZ-DR-A-00-00203-P P02 is to be raised, shall be submitted to and agreed in writing by the local planning authority. The works should then take place in accordance with the agreed details.

- 14 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF and Policies CS12 and DM15 of the Local Plan.
- 15 Condition: Prior to the works being undertaken, full details of the extension to 29 King Street and the method of joining it to the Guildhall, shall be submitted to and approved in writing by the local planning authority. The work should then be undertaken in accordance with the approved details.
- 15 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF and Policies CS12 and DM15 of the Local Plan.