

Area West Committee – 16<sup>th</sup> July 2014

### Officer Report on Planning Application: 14/01681/LBC

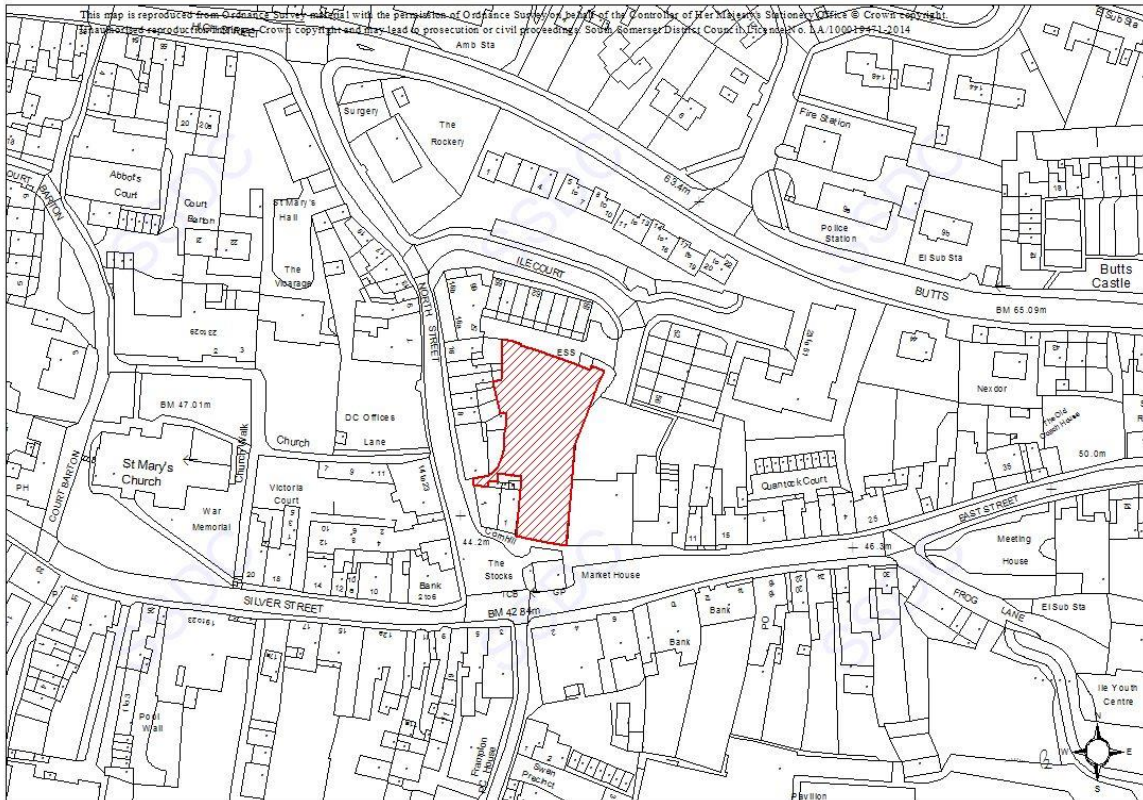
<b>Proposal:</b>	Proposed mixed use development of 14 residential units (10 houses, 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of 2 existing units from B1 to A1/A2 and retention of one B1 unit (Revised Application) (GR 336149/114593)
<b>Site Address:</b>	Gooch & House Go Ltd Cornhill Market Place East Street
<b>Parish:</b>	Ilminster
<b>ILMINSTER TOWN Ward (SSDC Member)</b>	Cllr C Goodall Cllr K T Turner
<b>Recommending Case Officer:</b>	Diana Watts Tel: (01935) 462483 Email: diana.watts@southsomerset.gov.uk
<b>Target date:</b>	6th June 2014
<b>Applicant:</b>	Mr Gareth Jones
<b>Agent: (no agent if blank)</b>	Mr Nigel Jones First Floor Motivo House, Bluebell Road, Yeovil, Somerset, BA20 2FG
<b>Application Type:</b>	Other LBC Alteration

### REASON FOR REFERRAL TO COMMITTEE

This application has been referred to the Area West Committee at the request of the Ward Members, with the agreement of the Chairman. This is to enable the issue of the access onto Market Square to be fully discussed.

### SITE DESCRIPTION AND PROPOSAL





The site is located in the centre of Iminster, on the northern side of East Street and to the east of North Street. It consists of a grade 2 listed 3 storey rough ham stone building facing the Market House and a number of buildings to the rear, including two brick buildings running north-south, a stone flat roofed building, a range of buildings further to the rear, including a 1960s pale yellow brick extension and a 20th century red brick flat roofed extension and a pre1887 3 storey red brick mill style building to the northern edge of the site. The site is located within the Conservation Area and adjoins a mix of commercial and residential properties. It was originally a shirt factory dating back to 18th century but Gooch and Housego, manufacturers of precision optical instruments, moved into the premises in 1947. They vacated the site in 2005 and the premises have been empty ever since.

The building to the front is specifically referred to in the listing description together with the buildings facing the courtyard, but all the buildings in the complex are listed by their attachment to the front building.

This application seeks consent for a mixed redevelopment of 14 residential units (10 houses, 4 flats) and 3 commercial units. Vehicular access would be gained through the existing archway to the front onto Cornhill, and an underground car park for 6 cars would be provided to the rear within the site. A pedestrian link with a gated access way onto North Street would be retained and a covered bicycle rack area (14 cycles) and communal bin store provided in the centre of the site. An associated planning application 14/01680/FUL has also been submitted.

A change of use from B1 offices to Class A1/A2 (Shop/financial- professional services) is sought for the ground floor of the main 3 storey building facing Market House and the 1st and 2nd floors would be converted to 4 apartments (2x 2bed and 2x1 bed). The B1 (office) use would be retained in the building immediately to the rear, together with the electricity substation. The remainder of this building would be converted into a 2 bed

house. The stone outbuilding to the west of this building would be converted into a 2 bed house and a pitched tiled roof would be added. The building to the east would be converted into 2 houses. The 1960s pale yellow brick extension to the west and a 20th century red brick flat roofed extension to the east would be demolished to provide some private gardens, communal landscaping, and an internal courtyard. The newly exposed building to north-west would be converted to 3 houses and the Mill style building to the north would be converted into 3 houses.

It differs from the previously refused listed building application 13/01750/LBC in terms of the buildings to be demolished (East historic building no longer being demolished or part of west range opposite), the design detailing, reduced parking provision from 12 to 6, retaining greater distance between North Street and the new dwellings and no longer proposing contemporary designed new houses.

A Heritage Statement and a Design and Access Statement have been submitted to support and justify proposal:

- Heritage Statement concludes that the buildings tell an important story of a lost industry and that almost all traces of the former use of these buildings as a shirt and collar factory have been erased although the importance and significance of the story, as told by the buildings possibly pre-factory use and the subsequent overlying of the purpose built buildings must be maintained and enhanced
- The proposed alterations and remodelling of the existing buildings retain important historic fabric and it is considered the overall significance of the site will be retained and the public benefit of bringing the architecturally and historically important buildings back into use both in terms of their individual value and their contribution towards the wider historic environment of Ilminster will outweigh any perceived harm to the significance of these structures through conversion to alternative uses
- Site has been derelict for a long time and this will provide an opportunity to improve the surrounding area but also ensure that the historic fabric of the most significant buildings are restored and brought back into full use
- Listed buildings to remain to be restored in accordance with period dates, and internal works and fenestration works to be kept to a minimum
- Sites natural contours which rise heavily from south to north, create opportunity for underground car park
- Repairs in matching materials, existing roof tiles and damaged tiles replaced with reclaimed tile, aluminium or similar rainwater goods, painted timber windows with agricultural glass, painted timber doors
- Existing cobble stone detail in arch area to be restored
- Steps up to upper communal courtyard area with hard areas in stone paving, and soft areas laid to lawn with semi mature Italian Cypress trees
- Metal rail detail for unit 8, boundary walls in brick or 1.8m high closed fence panels; existing stone west boundary wall to be refurbished in matching materials
- Flat roof to existing two storey building to east to be finished with green roof system
- Employment retained on site through 3 commercial units
- Every effort will be made to improve energy efficiency of existing buildings without disturbing historic fabric

## HISTORY

13/0749/FUL- Proposed mixed use development of 14 residential units (10 houses and 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of two units from B1 to A1/A2 and retention of one B1 unit - Withdrawn (issues raised regarding listed buildings, extent of demolition, overlooking, access and parking).

13/01750/LBC - Proposed mixed use development of 14 residential units (10 houses and 4 flats) and 3 commercial units involving demolition of existing buildings, provision of underground parking area, change of use of two units from B1 to A1/A2 and retention of one B1 unit - refused (The application fails to provide clear and convincing justification for the proposed demolition of the heritage asset, with contradictions between the Heritage Statement and the Design and Access Statement in terms of the historic significance of elements of the building. It fails to adequately inform the proposed alterations and replacement buildings, or to show that the optimum viable use is proposed. The proposed scheme, due to its form, layout, massing and detailing, would be inappropriate and unduly imposing on this historic and sensitive location).

07/05445/LBC - mixed use redevelopment of land/premises to form 14 no flats and ground floor commercial units – approved.

07/05443/FUL - mixed use redevelopment of land/premises to form 14 no flats and ground floor commercial units –approved.

07/03764/FUL - mixed use redevelopment of land/premises to form 18 no flats and ground floor commercial units - refused - (no affordable housing, insufficient analysis and evaluation to justify demolition and alterations to listed buildings in Conservation Area, and insufficient off street parking).

07/03768/LBC - mixed use redevelopment of land/premises to form 18 no flats and ground floor commercial units – withdrawn.

## **POLICY**

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to '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'.

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application:

South Somerset Local Plan (Adopted April 2006)

ST6 - Quality of Development  
 ST5 - General Principles for Development  
 EH5 - Setting of listed buildings  
 EC3 - Landscape Character  
 EH1 Conservation Areas  
 EH2 - Demolition of Buildings in Conservation Areas  
 EH3 - Listed Buildings  
 EH4 - Demolition of Listed Buildings

Policy related material considerations

National Planning Policy Framework - March 2012

Chapter 7. Requiring Good Design

Chapter 12. Conserving and Enhancing Historic Environment. This advises 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.'



As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

## CONSULTATIONS

**Iminster Town Council** - Recommend approval.

**Technical** - no comments but previously said 'The use of 'green roof' technology and other sustainable drainage techniques is welcomed. Drainage details to be submitted for approval.'

**English Heritage** - the site is an important remnant of small scale locally significant manufacturing within a historic market town. We are pleased to see that this application proposes the retention of a greater extent of the historic buildings within the site, in particular the east range. Particular care will need to be taken regarding the retention of surviving internal features and spaces within these buildings, in order to maintain the spatial and fabric evidence that relates the buildings former use. It would appear that the current proposals due to the retention of a better range of the historic buildings maintain a better relationship with the wider conservation area by preserving the characteristic burgage plots. However we would reiterate our previous comments regarding the careful consideration of the appropriateness of scale and massing for such a tight backland site. These details should be discussed in detail and take on board the advice of the Conservation Officer Greg Venn.

**Somerset Industrial Archaeological Society** - support the proposal - the revised scheme addresses the issues that we had with the previous version and we are now happy to fully support the application.

**Conservation Officer** - The proposal is much improved and more soundly based on the historic evaluation. I am happy with the principle of what is proposed in this form.

Internally the evaluation comments that many of the core buildings retain their historic sash windows cupboards and early plaster finishes. These should be retained but are not marked up on the drawings. This could be dealt with within by requiring a specification or/ or method statement in this respect , but I note that the drawings indicates that many of the windows are to be new window units in existing openings which runs counter to the evaluation. This matter needs some clarification from the applicant in relation to those detailed areas to be retained and unaltered (I would include the staircases in this).

In summary I am happy with the general direction of this proposal, but there are elements of detail in relation to historic fabric that need to be dealt with.

## REPRESENTATIONS

A site notice was posted at the site (Listed Building in Conservation Area). One letter of objection has been received:

- Our client is the owner of the small parcel of land lying to the north east of the application site betwixt the highway and the application site. This land could provide access to the rear of the site from the public highway, avoiding or limiting access to

the front of the site where there are obvious conflicts with the highway network and Ilminster town centre. Other than the land under our clients ownership, our client knows of no other impediment in provided access from Ile Court to the north to the application site.

- correspondence on file from agent in respect of access at the rear (north) of the site is inaccurate and ambiguous. The agent is fully aware that our client, Mr O'Malley-White owns this access and is willing to convey this access (and earlier plans if desired) to the applicant, or any other applicant or future developer at a sensible market price. Our client is willing for this price to be arrived at in consultation with an independent valuer, or the District Valuer.
- there has been no negotiation or communication; applicant has chosen to support the expense of proving an alternative and contrived access via the front of the site, which presents significant impacts on the immediate highway network and town centre to the south of the building, which seems illogical. It also clearly de-values the proposed units and goes against the latest County Highway Parking Standards for this location.
- The response from County Highways rests on the fact of whether the proposed development increases traffic movements over that which is either historic or allowable, in respect of the lawful use of the building.
- This argument that the proposed development will not increase traffic impacts is somewhat trite, as the proposed use will clearly increase traffic movement to the site over and above that for which the site was used historically or ever likely to see when used for its lawful use, considering the severely restricted vehicular access to the site.
- This is the lynchpin of why the previous approval provided access to the rear of the site, as it was the only logical way to service the level of the development proposed ie 14 residential units, for which 12 parking spaces were provided, meaning only two flats fronting the high street were without their own parking.
- the current application would provide only 6 car parking spaces for 14 units. This does not accord with community wishes nor the latest County Highway Parking Standards.
- Would place undue pressure on the immediate highway network, town centre and local car parking. Whilst it may be demonstrated that there is space in local car parks during the evening, this is not the same during the day and particularly so at peak times such as Friday's and Saturday's and on market day when the car parks run at capacity.
- Access /parking contrived, using existing narrow southern entrance to reach an underground car park, the use of which would involve shunting cars to access spaces and further presents pedestrian and vehicle conflicts along the route of the access to the highway to the south and main shopping area.
- urge you to refuse current application, or at least defer the decision until the applicants demonstrates that they have explored alternative access possibilities and that these are not viable financially, or otherwise.

## CONSIDERATIONS

The main issues are:

### Previous consent

Planning permission and listed building consent were granted for a redevelopment scheme to provide 14 flats in 2007. This is a material consideration although the consents have now lapsed and the National Planning Policy Framework has since come into force highlighting the need to seek positive improvements in the quality of the historic environment and to give great weight to heritage assets, putting them to viable uses consistent with their conservation, following careful assessments of their particular

significance. Despite concerns raised at the time, consent was granted for a scheme where the public benefits of the proposal were considered to outweigh the harm to the significance of the heritage asset.

Demolition, importance of heritage asset and impact of alterations on the listed buildings and their setting.

The applicant has undertaken a Historic Evaluation of the building and produced a Heritage Statement, which states that the buildings are an important record of a lost industry which must be maintained and enhanced. It concludes that the proposed alterations and remodelling of the existing buildings retain important historic fabric and that it is considered that the overall significance of the site will be retained and the public benefit of bringing the architecturally and historically important buildings back into use, both in terms of their individual value and their contribution towards the wider historic environment of Ilminster, will outweigh any perceived harm to the significance of these structures through conversion to alternative uses.

In contrast with the previously withdrawn application, this proposed scheme is informed by the Historic Evaluation and is more limited in the extent of alteration and demolition of historic buildings. It is considered that the removal of the modern buildings would greatly improve the appearance of the site and allow better appreciation of the original buildings and their history. The Conservation Officer, English Heritage and Somerset Industrial Archaeological Society are now supportive.

It is considered that the proposed alterations are sympathetic to the complex of buildings. A historic evaluation of the windows has also been submitted in response to the Conservation Officer's comments and this identifies each window, describes its condition, significance and proposed works. The replacement windows on the Mill Building to the rear now reflect the sash design of one of the remaining original windows. The layout of the site with walkways and an inner communal courtyard/garden would create an attractive and interesting living environment. It is considered that the proposal would provide a positive improvement to the historic environment and preserve and enhance the character and appearance of the listed buildings.

The Heritage Statement refers to the third floor of the Mill Building as perhaps the most intact element of the former factory use and was probably an ironing room - an open plan space with good light. The open character of this space is an important historic quality of this part of the complex and this revised scheme has reduced the subdivision of this space and is now considered acceptable.

### **Access to rear and adjoining landowner objection**

Whilst an access to the rear would be preferred, the Planning Authority has to deal with the application before them. It is not ideal to use the access onto Market Square but there is an established lawful use for this to continue and as explained in more detail in the report for the accompanying planning application 14/01680/FUL, it is considered that, on balance, it is acceptable, particularly as a permission could lead to these important listed buildings in the centre of the town being brought back into use and safeguarded for the future.

The applicant has been strongly encouraged to negotiate with the 3rd party to gain access to the rear of the site but at the time of writing the report there had been no progress. It seems possible from the letter of objection received however, that a solution can still be achieved and that is something the Planning Authority will continue to encourage and it will look sympathetically at any future revised application.

The agent has written in response to the letter of objection clarifying that land to the rear was purchased as a ransom strip and has no other inherent value. He highlights that this application does not propose a rear access and must be determined as it stands and not on the basis of alternative scheme which might be preferred.

## CONCLUSION

This is a particularly difficult site to develop in terms of accommodating appropriate new uses whilst respecting the listed buildings, the significant change in ground levels and the character of the Conservation Area. Some compromise needs to be made to ensure that the site can be used to meet current demands and continue to make a positive contribution to Ilminster. Negotiations have been lengthy and the buildings have been empty since 2005. This scheme seeks to continue some historic commercial use of the site although the buildings would be predominantly in residential use. The proposed demolition of two large modern buildings would greatly enhance the character and appearance of the Conservation Area and the setting of the remaining listed buildings. It is also considered that the proposed alterations are sensitively informed by the historical evaluation of the site and are justified, enabling these important buildings to be brought back into use.

## RECOMMENDATION

Grant Consent

01. The proposed scheme, due to its form, design, layout, scale and materials, would preserve the character and appearance of the listed buildings and make a positive improvement to the historic environment, in accordance with the aims and objectives of policies EH3, EH4, EH5 and ST6 of the South Somerset Local Plan (Adopted April 2006) and the National Planning Policy Framework March 2012.

### SUBJECT TO THE FOLLOWING:

01. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans Location Plan, Block Plan GH/p/Blocka, Site Plan Existing, Existing floor plans GH/exg/01-06, GH/D01RS-05RS rev a, Existing Elevations GH/exg/08-11, Existing Roof Plan GH/exg/07, Proposed Roof Plan GH/p06RS, Proposed Floor Plans GH/p01RS rev a, GH/p02RS rev b, GH/p03RS-1, GH/p03RS- 5RS rev a, Proposed elevations GH/p07RS- 12RS rev a and Window Schedule received 11 April 2014 and 23 June 2014.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. No work shall be carried out to each building, as numbered in the Heritage statement, unless particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.



In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

04. No work shall be carried out to each building, as numbered in the Heritage statement, unless full details of the boundary walls, including the materials, coursing, bonding and coping; mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing and supported with a sample panel to be provided at a time to be agreed in writing. Note: on sloping sites, the top of the wall should run with the slope of the land and not be stepped.

In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

05. No work shall be carried out to each building, as numbered in the Heritage statement, unless full details of the new natural stonework/brickwork walls, including the materials, coursing, bonding; mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing and supported with a sample panel on site and agreed in writing by the Local Planning Authority.

In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

06. No work shall be carried out to each building, as numbered in the Heritage statement, unless the following details have been submitted and a sample panel provided on site for inspection and written approval of the Local Planning Authority:
- a) Full details, including elevational drawings, to indicate the areas to be repointed,
  - b) Details of the method of removal of existing pointing. In this regard mechanical tools shall not be used,
  - c) Details of the mortar mix, and
  - d) A sample panel of new pointing that shall be carried out in the agreed mortar.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

07. No work shall be carried out to each building, as numbered in the Heritage statement, unless details of the design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

08. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local

Planning Authority before any work on the development hereby permitted is commenced.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

09. No work shall be carried out to each building, as numbered in the Heritage statement, unless design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and all new cast metal guttering, down pipes, other rainwater goods, and external plumbing shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

10. The area(s) of rebuilding shall be restricted to that defined on the approved plan(s) and shall not be enlarged without the prior express grant of Listed Building Consent. In the event that completion strictly in accordance with such approved plans shall become impracticable for whatever reason, work shall thereupon cease and only be re-commenced if and when consent has been obtained in regard to an amended scheme of works which renders completion of the scheme practicable.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

11. No work shall be carried out on site unless details of all new services to all bathrooms, kitchens etc, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

12. No work shall be carried out to each building, as numbered in the Heritage statement, unless details of all new and replacement plasters, renders, floor surfaces, ceilings etc, including any making good of any existing structure abutting any of those to be demolished, have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings, in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

13. All electrical and telephone services to the development shall be run underground. All service intakes to the dwelling(s) shall be run internally and not visible on the exterior. All meter cupboards and gas boxes shall be positioned on the dwelling(s) in accordance with details, which shall have been previously submitted to and approved in writing by the local planning authority and thereafter retained in such

form. All soil and waste plumbing shall be run internally and shall not be visible on the exterior unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

14. No work shall be carried out to each building, as numbered in the Heritage statement, unless details of the new staircases or repairs to old staircases, including detailed design, materials and finish have been submitted to and approved in writing by the Local Planning Authority. This shall include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings, in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

15. No work shall be carried out to each building, as numbered in the Heritage statement, unless details of the method of the blocking of all doorways and windows shown on the approved plans have been submitted to and approved in writing by the Local Planning Authority. This will include materials and finish: pointing and coursing; any doors and architraves to be left in situ; and any reveal; Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

16. No works are to be undertaken to any structural timbers unless details of any alteration have been submitted to and approved in writing by the Local Planning Authority. The works will only be undertaken in accordance with the agreed details, and if found to be impracticable will cease until an alternative has been agreed. Any intervention into historic fabric will be minimal with the introduction of additional timber or steel to the structure always being preferred to the replacement of timber.

Reason: In the interests of the special architectural and historic interests of the listed buildings, in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

17. No work shall be carried out to each building, as numbered in the Heritage statement, unless a method statement for the removal of the paint has been submitted to and agreed in writing by the Local Planning Authority. The method statement shall give opportunity for the Local Planning Authority to inspect the exposed surface once the paint has been removed. Should it be considered necessary to repaint, details of the type of paint to be used shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings, in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

18. No work shall be carried out to each building, as numbered in the Heritage statement, unless details of upgrading to existing floors and walls to improve acoustic and fire separation between the units has been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings, in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

19. No works hereby permitted shall take place unless the applicant, or their agents or successors in title, has implemented a programme of recording of those buildings and any other historic fabric to be demolished in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for a copy of all recording to be deposited with the Somerset Record Office within 12 months of the demolition of the last building.

Reason: In the interests of the special architectural and historic interests of the listed buildings, in accordance with policies ST6 and EH3 of the South Somerset Local Plan (Adopted April 2006).

20. The works hereby permitted shall not be commenced unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all soft and hard landscaping throughout the site. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; any trees or plants which within a period of five 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, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

21. No means of external lighting shall be installed unless details have been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

22. The works hereby permitted shall not be commenced unless details of the size, design, colour and finish of the gates on to North Street and within the archway have been submitted to and agreed in writing by the Local Planning Authority. Such agreed details shall be retained thereafter.

Reason: In the interests of the special architectural and historic interests of the listed buildings and their setting, in accordance with policies ST6, EH5 and EH3 of the South Somerset Local Plan (Adopted April 2006).

**Informatives:**

01. Listed building consent would be required for any satellite dishes and the applicant is encouraged to agree a communal dish with the Local Planning Authority to prevent a proliferation of such fixtures. Satellite dishes shall be of dark coloured mesh unless fixed to a light coloured, rendered wall, in which case a white dish should be used.
  02. For the avoidance of doubt, the Gooch and Housego gates must be retained and no consent has been granted to move them.
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