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| <b>Application Number</b>               | <b>21/00552/LB</b>   |
| <b>Site Address</b>                     | <b>Lindisfarne House, 4 Barbourne Terrace, Worcester, WR1 3JS</b>  |
| <b>Description of Development</b>       | Listed Building Consent for the Demolition of a side extension to Lindisfarne House.   |
| <b>Expiry Date</b>                      | 31 August 2022   |
| <b>Applicant</b>                        | City Church Worcester  |
| <b>Agent</b>                            | Mr Nick Carroll  |
| <b>Case Officer</b>                     | Paul Collins   |
|   | <a href="mailto:paul.collins@worcester.gov.uk">paul.collins@worcester.gov.uk</a>   |
| <b>Ward</b>                             | Arboretum Ward   |
| <b>Reason for Referral to Committee</b> | Ward Member referral   |
| <b>Key Issues</b>                       | The principle of development and whether the proposal would be sustainable form of development having regard to the 3 dimensions of sustainable development in terms of its economic role, social role and environmental role.   |
| <b>Web link to application</b>          | <a href="https://plan.worcester.gov.uk/Planning/Display/21/00552/LB">https://plan.worcester.gov.uk/Planning/Display/21/00552/LB</a>  |
| <b>Recommendation</b>                   | <b>The Corporate Director – Planning and Governance recommends that the Planning Committee grants Listed Building Consent subject to:-</b><br><b>(i) conditions as set out in Section 9 of this report; and</b><br><b>(ii) the grant of a satisfactory planning permission</b> |

## 1. Background

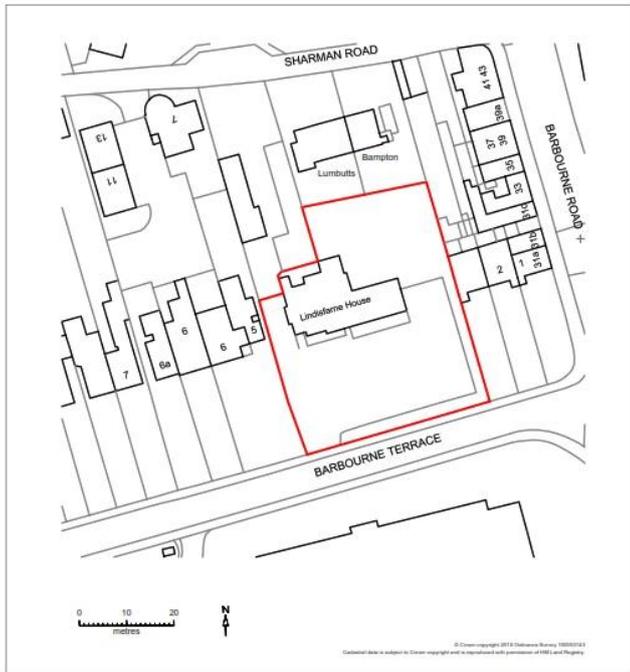
- 1.1 The application was registered on 9 June 2021 and was due for a decision on 31 January 2022. An extension of time for the determination of the application has been agreed until 31 August 2022 to allow determination by the Planning Committee.
- 1.2 The application has been referred to the Planning Committee at the request of Councillor Karen Lewing

## 2. The site and surrounding area

- 2.1 The application site is situated in the Arboretum Ward and within the St Georges Square conservation area. It comprises the extended City Church Worcester building – an impressive three storey building (with single-storey side extension) set back from the road by around 24m. Much of the site to the front of the building is laid as hardstanding and there are several trees along the front boundary of the site, though they do not form a solid visual boundary. The site slopes to the rear. The application site is listed grade II and stands on the northern side of Barbourne Terrace, where Nos.1-3; 5-6A, and 9-12 are also listed grade II. These are large detached and semi-detached dwellings set back in their plots by a similar distance to the application

property. Facing, on the southern side of the road is Francis Court, a care home converted from a former Art College, which is Locally Listed, and Riversides, a Social, Emotional Mental Health (*SEMH*) School for those with an Education, Health and Care Plan.

- 2.2 Lindisfarne House was constructed c.1850 by Henry Day, the son of the architect Charles Day, who was County Surveyor for Worcestershire in the 1830s, and whose principal works include The Shire Hall on Foregate Street. Initially named Terrace Villa, its history is most closely linked with two main owners. The first was Thomas Chalk, a local Magistrate and the part-owner of the Worcester Herald, who commissioned the house from Henry Day. Chalk lived there until the 1870s. The next prominent owner was George Gascoyne, a printer and stationer from the Sheffield area, who moved to Worcester, aged 26, in 1891 to work for the hop merchants Henry James Firkins & Co. Soon afterwards he borrowed £1,000 from his father-in-law and set up his own business as a hop and seed merchant, and he was so successful that he eventually took over seven established local hop merchant firms, including: - Allesters, Bucklands, Caldicotts, Firkins, Harringtons, and Kents.
- 2.3 In 1895 Gascoyne had a pair of substantial semi-detached properties built in Park View Terrace, living in one of them – The Elms – as the family home, and leasing out the other – Riverlynne. Within a few years however, he bought Lindisfarne House, set in landscaped grounds at Barbourne Terrace. His business empire grew, and he bought the South Quay warehouse in 1915, plus other land and property in Worcester, including shops and buildings around his Sansome Street block, and he went into partnership with George Haynes, owner of the Crown Hotel in Broad Street, to build the Scala Cinema. George Gascoyne died in 1930, at the age of 64. His widow remained at Lindisfarne House until her death in 1950 aged 90, after which the house was sold.
- 2.4 According to its planning history, the house remained as a residence, but also accommodated a dental surgery. In the early 1960s it was bought by the National Farmers' Union for use as their county headquarters. They renamed the property 'Agriculture House', and added the current single-story side extension, as a 'club lounge', which was consented in August 1971. Around 1993, the City Church in Worcester rented a ground floor office there, and late in 1994 an opportunity arose for them to acquire the whole premises; it has been their base in the City until the present.
- 2.5 The area is not in an area of archaeological interest, is not within designated Green Space, but has TPOs (under reference TPO109 and TPO332) on some of its trees with the remainder protected by the Conservation Area. The vicinity is known to be inhabited by badgers and bats.



**Figure 1 – Location Plan**

### **3. The proposals**

- 3.1 The proposed development is for the demolition of the single-storey side extension to the Listed Building
- 3.2 The application is considered alongside a planning application for the demolition of the single-storey side extension and the erection of a pair of semi-detached dwellings together with parking and landscaping. The dwellings would be set into the sloping ground of the site such that the lower ground floor would be exposed at the rear (with almost full width glazing across both dwellings) while the front half of that floor would be sunk into the ground.
- 3.3 The proposed development would also include the re-organisation of the existing parking on the site and the provision of additional landscaping. Seven parking spaces would be provided for the church and six for the dwellings.
- 3.4 The application is accompanied by a full set of plans together with a suite of supporting documents that include: -
  - Proposed Plans
  - Proposed Elevations
  - Lindisfarne Design And Access Statement
  - Lindisfarne House Hs 3
  - Tree Protection Plan
  - revision: 1 Ecology report - Lindisfarne House, Worcester
  - revision: 1 Arboricultural Impact Assessment
  - Tree Constraints Plan
  - Lindisfarne - Design and Access Statement Rev A
  - 2030 - P - 02 E Lindisfarne - Block Plan
- 3.5 In accordance with Article 15 (7) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), full details of the application have been published on the Council’s website. As such, Members will have had the opportunity to review the submitted plans and documents in order to familiarise themselves with the proposals prior to consideration and determination of the application accordingly.

## **4. Planning Policy**

- 4.1 The Town and Country Planning Act 1990 ('the Act') establishes the legislative framework for consideration of this application. Section 70(2) of the Act requires the decision-maker in determining planning applications/appeals to have regard to the Development Plan, insofar as it is material to the application/appeal, and to any other material consideration. Where the Development Plan is material to the development proposal it must therefore be taken into account. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application/appeal to be determined in accordance with the Plan, unless material considerations indicate otherwise.
- 4.2 Paragraph 200 of the NPPF states that "Local Authorities are called to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance" and that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area" (paragraph 130). This is further reflected in South Worcestershire Development Plan policies SWDP 6 and SWDP 24 which seek to protect and enhance designated and non-designated heritage assets and guide against development that would cause substantial harm to the significance of any heritage asset and policy SWDP 21 which sets generic design principles for development proposals.
- 4.3 The key legal provisions relating to the consideration of heritage assets in the planning system are s72 (1) and s66 (1) of the Planning Listed Buildings and Conservation Areas Act 1990 which state that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area" and "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".
- 4.4 The Development Plan for Worcester now comprises: -
- The South Worcestershire Development Plan (SWDP) which was adopted February 2016, and;
  - The Worcestershire Waste Core Strategy, which was adopted on December 2012.
  - The Worcestershire Minerals Local Plan which was adopted in July 2022.

### **South Worcestershire Development Plan**

- 4.5 The following policies of the SWDP are considered to be relevant to the proposal:
- SWDP 21 Design  
SWDP 6 Historic Environment  
SWDP 24 Management of the Historic Environment

### **The Waste Core Strategy for Worcestershire - Adopted Waste Local Plan 2012-2027**

- 4.6 The Waste Local Plan was adopted by Worcestershire County Council on 15 November 2012 and is a plan outlining how to manage all the waste produced in Worcestershire up to 2027. The following policies are relevant to this application:

WCS1 (Presumption in favour of sustainable development)  
WCS3 (Re-use and recycle)  
WCS17 (Making provision for waste in new development)

## **Material Considerations**

### **1. National Planning Policy Framework**

## **1. National Planning Practice Guidance**

## **3. Supplementary Planning Documents**

4.7 The following Supplementary Planning Documents (SPD) are relevant to the application proposals:-

- South Worcestershire Design SPD
- Planning for Health in South Worcestershire SPD
- Renewable and Low Carbon Energy SPD

## **4. Other Material Considerations**

The following documents are relevant to the application proposals. Due to their status as evidence or guidance, they do not carry full weight of development plan policy or as SPD:

- Worcestershire's Local Transport Plan (LTP4) 2018 – 2030
- Worcestershire County Council Streetscape Design Guide (2020)

## **5. Planning History**

5.1 The site has been the subject of the following planning applications the following are considered to be relevant to the determination of the application:

71/0772

The change of use of one general storage room to a club lounge and another to form kitchen into bar and store for the use of administrative H Q only.  
Approved 6 August 1971

73/1067

Total demolition to permit re-development of new County Headquarters.  
Refused  
7 September 1973

P89C0576

Erection of three storey building to form residential apartments.  
Refused  
25 January 1990

P96M0008

Formation of external ramp and fire escape door and change of use of ground floor for church and community use.  
Approved  
14 March 1996

P01M0665 and L01M0076

New disabled access ramp to give access into the building for disabled people.  
Approved 4 April 2002

P04A0477 and L04A0058

Proposed installation of disabled access lift and associated works.  
Approved 3 September 2004

L07A0040

Erection of a proposed glazed link to The Hollies and Rose House.

## **Pre-application Engagement**

20/00071/PA

Demolition of existing side extension and erection of 2, semi-detached dwellings  
Advice Given – 4 March 2020

## **6. Consultations**

6.1 Formal consultation, including display of site notices, has been undertaken in respect of the application. The following comments from statutory and non-statutory consultees and interested third parties have been received in relation to the original and amended proposals and are summarised as follows:

**Neighbours and other third-party comments:** Objections have been received from the occupants of Lumbutts, Sharman Road on grounds relating to the following matters: 01 July 2021: - I strongly object to this proposal for the following reasons: -

- The application states 'There is no overlooking of neighbouring properties.' This is not correct. The proposed development has 3 floors of windows on the north elevation which would directly overlook us as a neighbouring property depriving us of our privacy.
- Sunshine to the rear of our property would be blocked by the proposed development in winter months.
- There is a magnificent Cedar of Lebanon and a mature Holm Oak adjacent to the proposed development and within the grounds of Lindisfarne house, also a Magnolia in the proposed development area. These have been ignored in the application.
- Bats are seen flying in Lindisfarne House grounds and in our garden throughout the summer and it is an important corridor for wildlife, including badgers, hedgehogs and foxes and a flight path for many species of birds. A wildlife habitat survey has not been mentioned.
- Lindisfarne House (City Church and offices) will lose at least half of its car parking capacity (a good deal more than 6 spaces) with the area already suffering badly from car parking problems (in the street).
- The proposed work will have a negative impact on the listed building and the conservation area because 'A modern expression of Georgian architecture' has no place in a conservation area and should not be allowed to take away from Lindisfarne House – the only known Italianate style palatial Victorian dwelling in a spacious garden setting in Barbourne.

This application is flawed and misleading and I would urge for it to be rejected.

### **Third Party Comments:**

South Worcestershire Land Drainage Partnership – 16 June 2021: - The site is located within Environment Agency (EA) (fluvial) Flood Zone 1 but it should be borne in mind that these maps only model watercourses with a catchment area >3km<sup>2</sup> and do not include allowance for climate change. Reference should also be made to surface water mapping and the EA flood maps for surface water (FMfSW) used in the South Worcestershire SFRA (December 2012) indicate 200yr shallow flood risk to the rear, north, part of the site. The updated version of these maps, (uFMfSW), published by the EA in December 2013 <https://flood-warninginformation.service.gov.uk/long-term-flood-risk> indicates 1000yr ('low') flood risk to the rear part of the site. Other layers on the EA maps indicate the depth and velocity of such event flows. I have no objection in principle to the proposals with respect to flood risk, but applications that involve an intensification of use with additional residential units should consider safe access as a risk and ensure that appropriate measures are in place, such as setting adequate minimum finished floor levels, in the detailed design. The Applicant has stated soakaway on the application form and in the accompanying Water Management

Statement, the Applicant includes water butts at rainwater downpipe positions and permeable paving. The use of soakaways is acceptable in principle subject to site and ground conditions being suitable. Reference to a soils map reveals that ground conditions at this location are likely to be suitable for infiltration drainage methods and there seems to be sufficient space in the site layout to accommodate soakaways. The Applicant should follow a sustainable approach to surface water management (SuDS) and the recommended drainage hierarchy: source control-watercourse-sewer, to control additional surface water generated by roof and paved areas, so that the proposed total rate and volume of run-off from the site is no greater than present run-off rates and volume. Refer to the former EA Surface Water Management Advice Note for Worcestershire and the latest EA advice on climate change allowances, (+40% added to peak rainfall intensities). I have no objection to these proposals in principle, nor requirement for surface water drainage conditions to be applied to any planning permission granted for this application.

**Historic England** – 18 June 2021: - On the basis of the information available to date, we do not wish to offer any comments.

**Worcester City Council Archaeological Officer:** -  
18 June 2021: - No archaeological concerns

**Worcester City Council Landscape and Biodiversity Adviser:** -  
15 June 2021: - This scheme will need an ecological (phase 1 habitat and species) survey and a tree survey. Large mature gardens are havens for urban wildlife, and there are also concerns about hard construction in the root protection zones of significant trees.

26 October 2021: - (Commenting upon a Tree Report) Only a small magnolia would be lost which is fine but should be replaced in a suitable location. If we condition the Tree Protection Plan including suitable working methods as they suggest that should be fine. It would still be good to get a considered view on the garden habitat though. It looks simple and open, but the key thing would be any badger activity which can be well concealed to the uninitiated eye, and there are badgers in the vicinity e.g., the riverside open spaces and large gardens of Barbourne generally. We'll soon be asking for biodiversity gain in all apps pretty much so a new fruit tree in each new back garden would be good. The careful retention of nearly all existing trees though is welcomed, and there is a nice Holm Oak too

**Worcester City Council - Economic Development & Regeneration:** - No response.

**Worcester City Council - Refuse and Recycling:** - No response

**Worcestershire County Council (Highway Authority):** -  
22 June 2021: - Based on the appraisal of the development proposals (we recommend) that this application be deferred. The existing site located on Barbourne Terrace, comprises City Church Worcester and associated offices plus a large frontage area for parking and a single point of access to the highway. It is noted that details of the existing parking provision have not been provided.

The proposed development of 2 x 4No.bedroom dwellings in place of the offices to be demolished, will require 3 parking spaces per dwelling within the curtilage and will result in a reduction in the external area available for parking on the site. The proposed Block Plan indicates 6 spaces for the residential use with 7 spaces retained for the Church use, however no evidence has been provided to demonstrate that this level of provision will be sufficient to meet the demands of the City Church which is a busy setting, with activities and services 7 days a week. Moreover, there are parking issues

in the vicinity of the site and a residential parking scheme is in place on Barbourne Terrace.

The applicant should be requested to carry out an assessment of the existing parking demand for the City Church over a typical 7-day period as evidence to support the proposed parking provision and this should be presented in the form of a Technical Note. In addition, details of the existing access width are required and as this will become a shared access to serve 2 distinct uses on the site, the vehicular access should be widened to 5.5m to enable 2 vehicles to pass and get clear of the highway. It is noted that cycle parking is indicated on plan and electric vehicle charging points would also be expected.

The Highway Authority submits a response of deferral until the required information has been provided and considered.

26 May 2022: - Responding to the latest site plan showing 13 spaces. As before, the parking requirement is based on information previously provided by the applicant and the requirement for B1 use is 13 spaces based on a GFA of 3500sq ft which is equivalent to 325sqm.

I'm pleased to confirm that having reviewed the proposed layout to include the widened access, this layout is accepted on the basis that all spaces are 2.4m x 4.8m as a minimum with 6m turning for the residential spaces. Whilst specific details of the gated access to the residential parking have not been provided, e.g. are the gates sliding? this element is problematic and it is recommended that the gate is removed from plan. I'll then be happy to provide a final conditioned response.

The above amendment was provided by the Agent on drawing 2107 / P / 02E on 01 June 2022, and on 30 June 2022, Highways replied that: - 'Based on the appraisal of the development proposals the Transport Planning and Development Management Team Leader on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 has no objection subject to conditions'. The proposed conditions have been set out in Section 9 of this report.

**Worcestershire County Council - Strategic Planning and Public Health:** - No response

**South Worcestershire Land Drainage Partnership:**

16 June 2021: - The site is located within Environment Agency (EA) (fluvial) Flood Zone 1 but it should be borne in mind that these maps only model watercourses with a catchment area >3km<sup>2</sup> and do not include allowance for climate change. Reference should also be made to surface water mapping and the EA flood maps for surface water (FMfSW) used in the South Worcestershire SFRA (December 2012) indicate 200yr shallow flood risk to the rear, north, part of the site. The updated version of these maps, (uFMfSW), published by the EA in December 2013 <https://flood-warninginformation.service.gov.uk/long-term-flood-risk> indicates 1000yr ('low') flood risk to the rear part of the site. Other layers on the EA maps indicate the depth and velocity of such event flows. I have no objection in principle to the proposals with respect to flood risk, but applications that involve an intensification of use with additional residential units should consider safe access as a risk and ensure that appropriate measures are in place, such as setting adequate minimum finished floor levels, in the detailed design. The Applicant has stated soakaway on the application form and in the accompanying Water Management Statement, the Applicant includes water butts at rainwater downpipe positions and permeable paving. The use of soakaways is acceptable in principle subject to site and ground conditions being suitable. Reference to a soils map reveals that ground conditions at this location are

likely to be suitable for infiltration drainage methods and there seems to be sufficient space in the site layout to accommodate soakaways. The Applicant should follow a sustainable approach to surface water management (SuDS) and the recommended drainage hierarchy: source control-watercourse-sewer, to control additional surface water generated by roof and paved areas, so that the proposed total rate and volume of run-off from the site is no greater than present run-off rates and volume. Refer to the former EA Surface Water Management Advice Note for Worcestershire and the latest EA advice on climate change allowances, (+40% added to peak rainfall intensities). I have no objection to these proposals in principle, nor requirement for surface water drainage conditions to be applied to any planning permission granted for this application.

**West Mercia Constabulary Crime Risk Manager:** – 17 June 2021: - I have no concerns or objections.

**Conservation Advisory Panel:** – **07 July 2021:** No objection and welcomed the scheme positively. The Panel discussed this scheme in detail and considered that it was a well thought out scheme that would bring about considerable improvements to the original building and its grounds.

- 6.2 Members have been given the opportunity to read all representations that have been received in full. At the time of writing this report no other consultation responses have been received. Any additional responses received will be reported to members verbally or in the form of a late paper, subject to the date of receipt.
- 6.3 In assessing the proposal due regard has been given to local residents comments as material planning considerations. Decisions should not be made solely on the basis of the number of representations, whether they are for or against a proposal. The Localism Act has not changed this, nor has it changed the advice that local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission unless it is founded on valid planning reasons.

## **7. Planning Assessment**

- 7.1 Policy SWDP1 of the South Worcestershire Development Plan sets out overarching sustainable development principles and these are consistent with the Framework. The various impacts of the development have to be assessed and the benefit and adverse impacts considered, to establish whether what is proposed is sustainable development. Taking the above matters into account the main issue for consideration of the Listed Building Consent are the works that require approval and their impact on the designated heritage asset. The assessment of matters relating to the planning application can be found under application reference 21/00551/FUL (also on this agenda)

### **The Principle of Development**

- 7.2 The application site is located just off one of the main routes into the City Centre from the north, comprising a mixture of residential, educational, leisure, office and retail uses. The proposals would include the works to the listed building following demolition and making good of the proposed elevation. Accordingly, there is no objection to the principle of the proposed uses on the site. Furthermore, it is considered that there would be benefits in bringing this listed building into full use in terms of the maintenance of the building. In this respect the proposal is welcomed.

### **Historic Environment and the proposed works to the Listed Building**

7.3 The key legal provisions relating to the consideration of heritage assets in the planning system are s72 (1) and s66 (1) of the Planning Listed Buildings and Conservation Areas Act 1990 which state that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area" and "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". Policy SWDP 6 is the relevant policy of the Development Plan and the requirements of Paragraph 200-204 of the NPPF are also relevant. The application is supported by Historic and Archaeological Assessment. The comments of local residents are noted in respect of the historic nature of Lindisfarne House and the nearby listed structures and have been given full consideration.

7.4 Lindisfarne House – List Description

Villa, now multiple offices, with attached area railings. c1850 with later additions and alterations including mid C20 wing to east return. Red brick with stone and painted stucco dressings under hipped Roman-tile roofs. Ornate chimneys comprising brick shaft with raised panels rising from stucco plinth and with corniced stucco cap and hexagonal post; central stack to main block has four flues in cruciform plan, stack to rear wall of entrance tower is rectangular with 3 pots. Iron scrollwork weather-vane to tower roof. Wrought-iron steps and area railings.

PLAN: main block to east with central hall and staircase, tower set back to west return with projecting entrance porch. Right-half of elevation breaks forward. Italianate style.

Main block: 2-storeys, 2 first-floor windows. Stucco detailing includes chamfered rusticated quoins; moulded plinth; continuous sill band to first floor windows; moulded frieze and modillion cornice; moulded architraves to windows; pilasters to left ground-floor French-window with stylised petal motif to capitals. First-floor windows 6/6 sashes, that to left is tripartite flanked by 2/2 sashes; left ground-floor tripartite window projects under hipped lead roof, 1/2 flanking sashes to central French window with overlight, accessed by 'flying' steps in open grille design over area; right ground-floor is tall 2/4 sash accessed by 4 roll edged stone steps. Blind boxes to first-floor and ground floor.

Tower: 3-storeys, 1 first-floor window. Stucco detailing includes open porch with keystones, moulded impost and architraves to semi-circular arches, cornice and panelled blocking course with raised elliptical central feature containing petal motif in relief and flanked by scrolled brackets; sill band and cornice continue from main block; quoins to ground- and first-floors, panelled clasping pilasters above linked by plain frieze. 6/6 sash to first-floor, 3/3 to second. Flight of 4 roll-edged steps to porch with ceramic tiled floor, stone vase balustrade to west and blind eastern arches, semi-circular headed entrance door with 8 raised and fielded panels. Three 6/6 sashes to first-floor of east return; west return has 1/2 semi-circular headed sashes with coloured glass to margin-lights on ground floor with 6/6 and 3/3 sashes above.

INTERIOR: Blind-arcaded hallway, original joinery including panelled doors and dogleg staircase with turned vase balusters.

SUBSIDIARY FEATURES: area railings have cross and circle motifs.

HISTORICAL NOTE: Said by Gwilliam to have been built for Thomas Chalk by Henry Day [according to Colvin, Henry was probably the son of architect Charles Day who practised in Worcester and where he was County Surveyor in the 1830's; his principal work was The Shire Hall, Worcester (qv)](Gwilliam HW: Old Worcester: 1977-: 60).



**Figure 2 – Photo of Front Elevation as Existing.**

- 7.5 Taking account of the proposed works to the demolish the single storey extension (to the right on the above photograph – Figure 2) the proposals would not significantly impact on the listing of the building or the historic core other than the works relating to the demolition. Appropriate sensitivity to the demolition and making good the exposed façade will be necessary and further detail is required by condition.
- 7.6 As such, there would be less than substantial harm on the designated heritage asset of Lindisfarne House and the proposals are considered to be consistent and appropriate in the context of Policies SWDP 6 and SWDP 24, the overarching legislation and the NPPF.

### **Other matters**

- 7.7 A number of comments and the comments of local residents have been received to the application which relate to the consideration of the planning application under reference 21/00551/FUL. These comments have been given full and careful consideration as to their relationship to the works proposed for listed building consent.

## **8. Conclusion and planning balance**

- 8.1 The NPPF identifies a series of the components that are considered critical to achieving sustainable development. The above assessment of the planning application proposals against the planning policy framework demonstrates that the application responds to, and is in accordance with, the requirements of the adopted planning policy within the development plan and material considerations relevant to the determination of the application.
- 8.2 The proposed development would result in some economic benefits; employment during construction and skilled labour in the treatment of the listed building and works proposed. For this role of sustainable development, the balance would clearly be in favour of granting planning permission.

- 8.3 The continued economic and social sustainability of the City through potentially positive works to a heritage asset of national significance is a factor that weighs neutrally in the planning balance.
- 8.4 In respect of potential adverse impacts, the proposal has generated objections and many of these focus around the impact of the proposals for which planning permission is sought. The proposals remove an existing modern extension which would be to the benefit of the character and appearance of the historic building and the works to make good the exposed façade will need to be carried out sensitively. These concerns are to be given appropriate weighting in the determination of this application. However, there has been no objection to the proposal from the Conservation Advisory Panel or Heritage bodies. Accordingly, whilst these concerns are noted they are afforded limited weight in light of these consultation comments.
- 8.5 On balance, the submitted scheme has indicated more than sufficient detail to warrant approval.
- 8.6 Overall it is considered that the proposals constitute an environmentally, socially and economically sustainable form of development that accords with the Framework and the Development Plan as a whole.

## **9. Recommended Conditions**

- 9.1 In the event that Members are minded to grant Listed Building Consent the following planning conditions are recommended:
1. The works to which this Listed Building Consent relates must be commenced before the expiration of three years beginning with the date of this consent.

Reason: To conform with the requirements of 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. The development hereby permitted shall be carried out and completed in accordance with the following approved plans and associated documents and the specifications and recommendations contained therein, except where otherwise stipulated by conditions attached to this Consent:

Proposed Plans  
Proposed Elevations  
Lindisfarne Design And Access Statement  
Lindisfarne House Hs 3  
Tree Protection Plan  
revision: 1 Ecology report - Lindisfarne House, Worcester.pdf  
revision: 1 Arboricultural Impact Assessment  
Tree Constraints Plan  
Lindisfarne - Design and Access Statement A .pdf  
2030 - P - 02 E Lindisfarne - Block Plan.pdf

Reason: - To ensure compliance with the approved scheme

3. No building operations hereby permitted shall commence until details of the materials to be used in the works associated with the demolition and making good of the existing elevation to Lindisfarne House hereby permitted have been submitted to and approved in writing by the local planning authority. The details to be submitted shall include:-

- type, colour, texture, size, coursing, finish, jointing and pointing of brickwork;
- type, colour, texture, size and design of roofing materials;
- type of mortar;
- external joinery details along with architectural details of the proposed external finishes, heads, sills, position in wall reveal and any surrounding dressings (elevational drawings at a minimum scale of 1:20 and vertical sectional drawings at minimum scale of 1:2);
- window sections;
- details of external doors including information on finish;

The development shall be carried out using the materials as approved.

Reason: - To protect, conserve and enhance the significance of heritage assets and to ensure that the new materials are in keeping with the surroundings and/or represent quality design in accordance with policies SWDP 6, SWDP 21 and SWDP 24 of the South Worcestershire Development Plan.

4. Prior to any demolition works hereby approved, details of and a method statement for making good or repairs to any building to be retained and affected by the demolition works shall be submitted to and approved in writing by the local planning authority. In particular these details shall include proposals for the careful removal, storage and reuse of the three windows in the single-storey side extension consented for demolition, to be reinstated in the re-exposed side elevation. The details to be submitted shall include an implementation timetable and schedule of works.

The development and making good/repair works shall be carried out in accordance with the approved details/schedule/timetable.

Reason: - To protect, conserve and enhance the significance of heritage assets and to ensure that the new materials are in keeping with the surroundings and/or represent quality design in accordance with policies SWDP 6, SWDP 21 and SWDP 24 of the South Worcestershire Development Plan.

5. Demolition, clearance or construction work and deliveries to and from the site in connection with the development hereby approved shall only take place between the hours of 08.00 and 18.00 hrs Monday to Friday and 08.00 and 13.00 hrs on a Saturday. There shall be no demolition, clearance or construction work or deliveries to and from the site on Sundays or Bank Holidays.

Reason: - To preserve the amenities of the locality in accord with Policy SWDP 21 of the South Worcestershire Development Plan.

6. The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following: -
- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway.
  - Details of site operative parking areas, material storage areas and the location of site operatives' facilities (offices, toilets etc).
  - The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.
  - A highway condition survey, timescale for re-inspections, and details of any reinstatement.

The measures set out in the approved Plan shall be carried out and complied with in full during the demolition and the construction of the development hereby approved.

REASON: - To ensure the provision of adequate on-site facilities and in the interests of highway safety.

#### NOTES TO APPLICANT

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email: -[worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk) Tel: - 01905 751651. The applicant is solely responsible for all costs associated with construction of the access.