

Parish: Chichester	Ward: Chichester North
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CC/18/03268/FUL

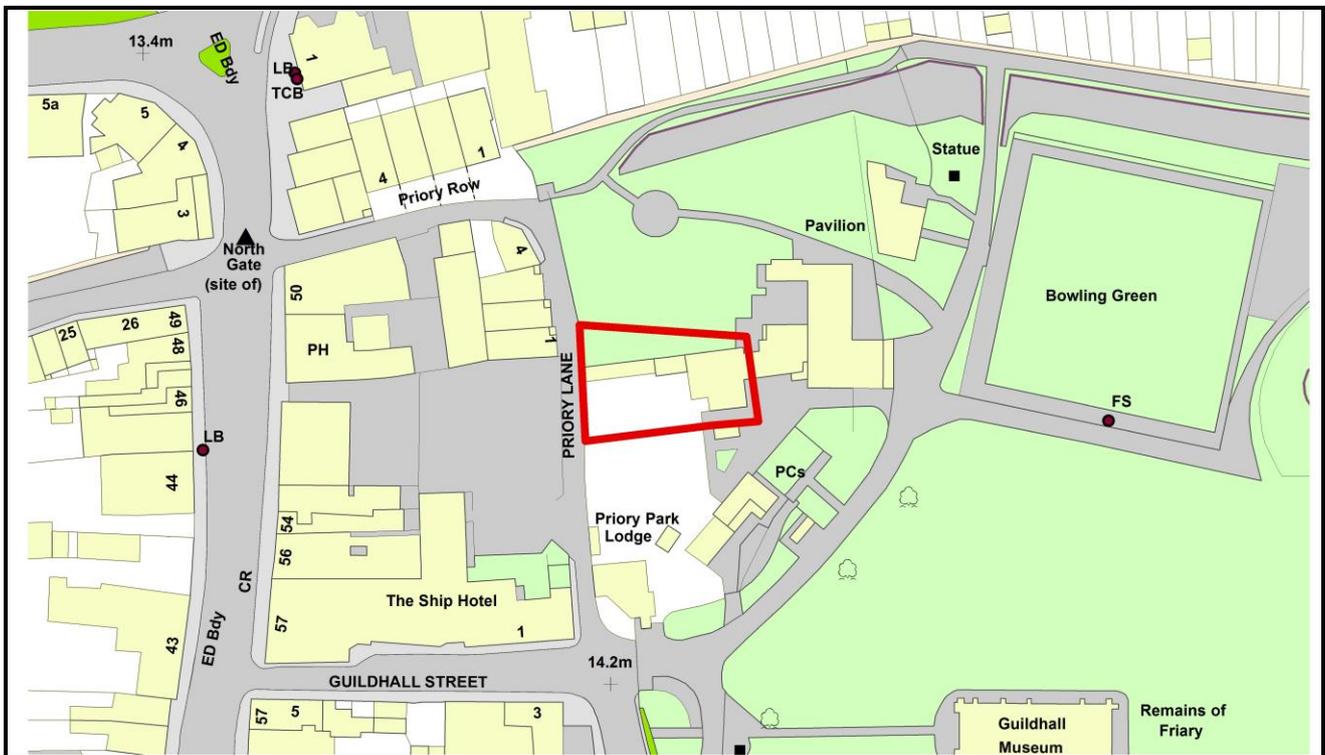
Proposal Demolish existing works depot, adjoining lean to and part of the existing masonry wall. Convert part of the existing Clubhouse outhouses into new equipment store. Grass over area and provide new footpath.

Site Chichester Bowling Club The Pavilion Priory Lane Chichester West Sussex PO19 1NL

Map Ref (E) 486216 (N) 105208

Applicant Chichester District Council

RECOMMENDATION TO PERMIT



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1.0 Reason for Committee Referral

1.1 The Applicant is Chichester District Council

2.0 The Site and Surroundings

2.1 The application site relates to the north west corner of Priory Park, a historic and important public open space within the heart of Chichester city centre and the Chichester Conservation Area. The park is designated as an archaeological Priority Area and contains important historic features such as the City Walls, Guildhall, location of the Chichester Castle, cricket pavilion and Priory Lodge. Formal cricket and bowls play spaces are laid out within the grounds of the park, although the park also caters for children's play and includes a small café to the western boundary. The area forms a tranquil setting within the city, providing a public open space which includes both formal and informal elements. It is surrounded by the City Walls to the north and east, including mature trees.

2.2 Within the north west corner of the park, behind Fenwicks Café, the public WC's and the bowling club pavilion is a maintenance yard and depot buildings which sit on top of a flint wall. The northern side of the wall borders the Rotary Sensory garden which comprises of benches and pathways running to and from the north-west entrance to the park. At this point in the park, the levels gently rise from south to north up toward the City Walls.

3.0 The Proposal

3.1 The proposals seek to demolish the existing works depot and to partly demolish and make good the northern existing masonry wall. The area would then be grassed over and would include provision of a new footpath. It is also proposed to convert part of the existing Clubhouse outhouses (former air raid shelters) into a new maintenance equipment store.

3.2 The proposals would remove the existing works depot, which occupy a footprint of approximately 135sqm. The depot buildings span from the western boundary to the east up to the storage sheds currently used by the hockey club. The buildings currently incorporate a flint wall which runs from west to east and attaches to the rear of the clubhouse. The removal of the depot buildings would expose the flint wall.

3.3 The original proposals were to demolish the flint wall in its entirety to facilitate the provision of a grassed open space area in this corner of the park. Amended plans were submitted during the course of the application which now propose the partial demolition of the wall, down to 800mm in height. It is proposed to provide a 3.0m opening within the wall to facilitate a new path that would run from rotary garden to the north, southwards through the wall and new open space area to the rear of the WCs Fenwicks Café.

It is also proposed to provide a public information by the wall to give an understanding of the previous use of this part of the park as an orchard garden.

- 3.4 To compensate for the loss of the depot buildings it is also proposed to convert the end unit of the former air raid shelters into a new maintenance equipment store. A new kerb, guardrail and hardstanding area would be provided in front of the equipment store to avoid conflict between the maintenance operatives and members of the public.

4.0 History

03/02874/FUL	REF	Demolish old pavilion and erection of replacement bowls club pavilion.
79/00683/CC	PER	Extension and alteration to 'red' pavillion-Cricket and Hockey club.
15/03734/PRE	ADVGIV	Extension to west side of new pavilion as far as existing pathway wall and proposed new pathway.
16/01948/FUL	PER	Rear extension to bowling pavilion (into courtyard).
74/00603/CC	REF	Outline white pavilion rebuilding with increased facilities.
78/00556/CC	REF	New Pavilion
90/00230/CC	REF	Cricket score box.
91/00150/CC	PER	Formation of ramped footpath in south east corner of park for use by disabled persons.
91/00310/CC	PER	Form new vehicular and pedestrian access, sited between existing Horse Chestnut and Lime trees.
96/00505/REG3	PER	Proposed clock tower.
12/01095/FUL	PER	Installation of 2 artificial cricket nets and 5 turf cricket nets, together with concrete bases for holding temporary protective netting. Following the demolition and removal of the existing artificial nets and surrounding cage.

5.0 Constraints

Listed Building	No
Conservation Area	Yes
Rural Area	No
AONB	No
Strategic Gap	No
Tree Preservation Order	No
EA Flood Zone	
- Flood Zone 2	Yes
- Flood Zone 3	Yes
Historic Parks and Gardens	No
Archaeological Priority Area	Yes

6.0 Representations and Consultations

6.1 City Council

No objection.

6.2 Historic England

Comments awaited.

6.3 Chichester Conservation Area Advisory Committee

The Committee objects to this application. The demolition of the flint and rubble wall between the clubhouse and Priory Lane is not acceptable. This wall is an important part of Priory Park's history, being the boundary wall to the former orchard in the north west corner of the park and it also contains pieces of ancient recycled stone, possibly from the Roman city wall. It should thus be retained and conserved, including removing the modern concrete capping which forms a part of the adjacent lean-to on the south side.

Removal of the derelict depot building will, however, enhance the park, and we are pleased to note that the three conjoined air raid shelters at the rear of the clubhouse are to be retained and put to a new use. However, it is unclear what is to happen to the single air raid shelter: we strongly recommend that, if permitted, the consent be conditioned to ensure its retention.

6.4 CDC Archaeology Officer

I have no objection to the demolition of The Depot, and I commend the intention to keep potential impact on archaeological deposits of interest to a minimum. However, the masonry wall that it backs on to is a remnant of a walled orchard, part of the grounds of the post medieval mansion that used to occupy this part of the park. The wall probably dates from at least 1800, and although some of its upper courses have been rebuilt over the years, it still retains lower parts containing an attractive jumble of reused Roman, medieval and post-medieval masonry. The wall has historic and potentially archaeological interest and is of some aesthetic merit, and I consider that it makes an important positive contribution to the character of the historic park and, therefore, the Conservation Area. In my opinion it should not be demolished.

6.5 CDC Operations Manager

I support the proposal to demolish the existing store and make alterations to one of the air raid shelters adjoining the clubhouse. The stand-alone air raid shelter will be used to store small machinery and the converted one will accommodate the roller that is used for maintenance of the cricket table. This sensibly solves a storage issue while preserving the air raid shelters.

I suggest James Kenny be best placed to advise on the proposal to demolish the masonry wall i.e. whether or not it has any heritage significance.

I do not support the installation of a new footpath into the service area, particularly so close to the proposed roller store as this will encourage users to turn the corner and into the path of the roller when it is being reversed out of the store. This presents an obvious health and safety risk. I would also question why public access to the service area should be encouraged at all at this stage. This is a working space with regular plant, machinery and material movements so again I consider health and safety to be the overriding requirement here. I suggest that until longer term plans for this area have been agreed that a temporary close board fence be erected between the two air raid shelters. This will enable the area behind the fence to be opened up to parkland but prevent access to the service area and its inherent hazards.

6.6 CDC Historic Buildings Advisor

23/07/19

I agree in principle with the comments provided by our former colleagues and the intent is clearly to provide that physical link to the history of the immediate surroundings and its function as an orchard garden. The significance of the wall lies in its orientation, historic medley of materials and to an extent its height and mass.

Whilst I concur that in an ideal situation the wall could be retained in situ as it stands a number of other public benefits have been put forward that in my view mitigate the harm of removing the top courses of the wall and constructing a route through the wall. The retention of the wall up to 800mm retains the majority of interesting historic material and taken together with the other remaining walls of the former orchard give a clear topographical indication of the former orchard garden. The addition of a historic information board is welcomed and is another mitigating factor.

In summary, the harm to the non designated heritage asset is less than substantial and is in my view mitigated by the public benefits and in this respect is in accordance with the NPPF and Policies 47 and 54 of the local plan.

08/05/19

My comments and professional opinion remain the same regarding the loss of fabric and harm to the Heritage asset, and that breaching the wall of the former orchard is unacceptable in heritage terms.

If plans are approved: The width of the path, and the 4m gap in the wall remains a concern. Perhaps there is latitude to reduce the width of the aperture to the width of the path (currently 2m). Although breaching this wall would remove historic fabric, the construction and design of any piers should be as minimal as possible. They should be functional and should provide a build point for the flint, rather than enlarged to express an entrance as such. The detailing should be modest, with minimal capping (ie – brick on edge/lime), rather than pronounced stones or any other such treatment which is out of keeping with a functional agricultural wall.

6.7 The Georgian Society

Thank you for informing the Georgian Group of an application to undertake works of demolition within the boundaries of Priory Park. The Georgian Group wishes to forward the following brief initial comments, together with notice of its objection to elements of the scheme.

Priory Park is an attractive public open space which forms the setting of the grade one listed Chancel of the Church of the Greyfriars which is also a scheduled ancient monument. The application proposes the demolition of a works depot of twentieth century date, and the bulk of a much earlier wall which we understand formed part of an enclosed orchard of eighteenth century or earlier date. Whilst the proposals for the removal of the works depot are to be welcomed, the Group wishes to register its objection to the removal of the fabric of the flint and rubble wall.

The NPPF makes clear that when harm to heritage assets (whether designated or non-designated) is being proposed an applicant must justify the need to cause that harm, and adequately explain the impact of the proposed works on the significance of the heritage asset concerned and that of heritage assets within its setting. In this case neither the significance of the wall or the justification for the proposed demolition works have been adequately explained. The Georgian Group therefore recommends that consent for the works to the wall be firmly refused

6.8 Third Party Representations

1 letters of objection (Friends of Priory Park) summarised as follows:

- Welcome the removal of the unsightly depot building that will enhance the park and are pleased that the three conjoined air raid shelters at the rear of the clubhouse are to be retained and put to a new use, demolition of the flint wall between the clubhouse and Priory Lane is not necessary and a waste of scarce resources.
- This wall was the boundary wall to the former orchard in the north west corner of the park. As such, as well as having archaeological interest, it is an important part of Priory Park's history and should be retained and conserved.
- Part of the wall has received an unsightly concrete capping at some time in the recent past which should be removed as part of the conservation process.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. There is no made neighbourhood plan for Chichester, at this time.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 8: Transport and Accessibility

Policy 9: Development and Infrastructure Provision

Policy 10: Chichester City Development Principles

Policy 14: Development at Chichester City North

Policy 39: Transport, Accessibility and Parking

Policy 40: Sustainable Design and Construction

Policy 42: Flood Risk

Policy 47: Heritage and Design

Policy 48: Natural Environment

Policy 49: Biodiversity

Policy 54: Open Space, Sport and Recreation

National Policy and Guidance

7.3 Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

7.4 National Planning Policy Framework (NPPF) 2019:

Section 2 (Achieving Sustainable Development)

Section 4 (Decision Making)

Section 9 (Promoting healthy and safe communities)

Section 12 (Achieving well-designed places)

Section 15 (Conserving and Enhancing Natural Environment)

Section 16 (Conserving and Enhancing Historic Environment)

Other Local Policy and Guidance

7.5 The following guidance is material to the determination of this planning application:

- Chichester Conservation Area Character Appraisal

7.6 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i) Principle of Development
- ii) Impact on designated heritage assets and the wider character of the park
- iii) Other Matters

i) Principle of Development

8.2 Policy 48 seeks to ensure new development respects the natural environment and Policy 54 seeks to retain, enhance and increase the quantity and quality of open space, sport and recreation facilities, in particular avoiding loss of open space and ensuring no adverse impacts on biodiversity and heritage assets. Furthermore the provision of new or enhanced open space and sport and recreation facilities are encouraged. Paragraphs 96 and 98 of the NPPF (February 2019) states that 'access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities' (para 96) and 'Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users' (para 98).

8.3 The purpose of the proposals is to provide a new element of grassed open space in an area which is surplus to operational requirements and does not currently provide a useable facility for users of the park. The provision of new open space is supported by Policy 54 of the Local Plan and by the guidance contained within the NPPF, however this is subject to the proposal having no adverse impacts on heritage assets. Therefore in principle the proposed works are acceptable subject to consideration of the impacts on heritage assets, which includes the historic importance of the flint wall, the setting of surrounding listed buildings, the setting of the Scheduled Ancient Monument and the impact on the archaeological priority area.

ii) Impact on designated heritage assets and the wider character of the park

8.4 The application site is located in the conservation area, within the North West corner of Priory Park, near to the City Walls which are a Grade I listed structure and also a Scheduled Ancient Monument (SAM). The walls are located approximately 41m to the north of the flint wall and depot buildings. To the south east is the Grade I Listed Guildhall (Greyfriars Chapel). To the east of the site is the Chichester Castle Scheduled Ancient Monument. The site also lies within the Chichester Conservation Area. In addition to the designated heritage assets within the park, the flint wall the subject of partial demolition through this application is considered to be a non-designated heritage asset. The impact of proposals on these designated and non designated heritage assets falls for particular consideration in order to assess the acceptability of the proposed works. Section 16 of the NPPF requires decision makers to treat heritage assets as irreplaceable and that any harm requires clear and convincing justification, although the significance of the asset and degree of harm should be weighed against securing best viable use. Policy 47 of the Local Plan also requires development to conserve and enhance the special interest and settings of designated and non-designated heritage assets, to respect distinctive local character and to sensitively contribute to creating places of a high architectural and built quality.

Impact on the setting of Listed Structures

8.5 Under Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Authority is required to take into consideration the desirability of preserving and enhancing the features of historic and architectural significance in making a decision that may affect a listed building. Policy 47 of the Local Plan also requires development to conserve and enhance the special interest and setting of listed buildings including buildings or structures forming part of the curtilage of the listed building.

- 8.6 The proposed works involve the demolition of a brick built works depot which is visible above the existing flint wall when looking south from the north western entrance to the park. The depot building and wall provide a sense of enclosure to this part of the park. The proposed demolition and alterations to the wall would not physically impact on the City Walls but they would alter the setting and environment around the heritage asset in the sense that they would extend the open space in and around this corner. Notwithstanding that the flint wall to be demolished is considered to be a non-designated heritage asset in its own right, the historic relevance and connection between the flint wall and the city walls is not significant to the listing of the walls. The City Walls are representative of the ancient walls of the City, where as the flint wall is representative of a much later period in which that part of the park was used as a walled garden/orchard. The proposals to open up this part of park would not erode the setting the City Walls, but would enhance its setting by extending the open space and making it more useable by the public, which in turn allows more appreciable views of the City Walls. In addition the application site is located a notable distance from Greyfriars Chapel to the south east. Given the position of Fenwicks Café and the bowling club and clubhouse in between the application site and Greyfriars Chapel the proposed works would not affect the setting of this designed heritage asset.
- 8.7 As such the proposals would not result in harm to the setting of the nearest Listed structures and are considered acceptable in this regard.

Impact on the character and appearance of the Conservation Area

- 8.8 Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, requires the Local Planning Authority to pay special attention "to the desirability of preserving or enhancing the character or appearance of a conservation area." Policy 47 of the Local Plan also requires development to conserve and enhance the special interest and settings of conservation areas.
- 8.9 The site lies within Priory Park, which forms part of then north eastern quadrant character area within the Chichester Conservation Area. The Park forms an open space setting to the Norman Motte and bailey (a SAM). The importance of the park to the significance of the Conservation Area is that it provides a setting to the Motte and the City Walls. The depot buildings have no historic significance to the park or its contribution as open space to the Conservation Area. Notwithstanding the concerns raised by Archaeology officer regarding the partial loss of the flint wall, given that the line of the wall would be retained, albeit at a lower height, the wider proposals to increase the open space within the park would enhance the attractiveness and function of the public park, whilst retaining the historic fabric, interest and position of the wall. On this basis the proposals would conserve and enhance the special interest of the park and would comply with Policy 47 of the Local Plan and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact on the setting of the Scheduled Ancient Monument

- 8.10 Policy 47 of the Local Plan also requires development to conserve and enhance the special interest and settings of Monuments, sites and areas of archaeological potential or importance.
- 8.11 The City Walls are indicative of the Roman occupation of the City albeit they were rebuilt by the Saxons. The Castle/Motte is symbolic of the Norman invasion. Priory Park provides an open space setting to both these SAMs. The proposals would increase the open space within the park and therefore would contribute to the attractiveness and function of the public park and its setting to the City Walls and Motte. On this basis the proposals would conserve and enhance the special interest of the Schedule Ancient Monuments and would comply with Policy 47 of the Local Plan

Partial loss of a non-designated heritage asset

- 8.12 The existing brick built depot buildings are not considered to be positive features of the park or its historic evolution and setting. However the masonry wall that it backs on to follows the line of a walled orchard belonging to a medieval mansion that used to occupy this part of the park. The Archaeology Officer estimates that 'this wall probably dates from at least 1800, and although some of its upper courses have been rebuilt over the years, it still retains lower parts containing an attractive jumble of reused Roman, medieval and post-medieval masonry.' On this basis the wall has historic and potentially archaeological interest and is of some aesthetic merit and therefore it should be considered as a non-designated heritage asset.
- 8.13 Paragraph 197 of the NPPF states: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.' Furthermore Policy 47 of the Local Plan also requires development to conserve and enhance the special interest and settings of Buildings of local importance, including locally listed and positive buildings.
- 8.14 The height, line and materials used for the masonry wall is indicative of the former use of this north western corner as a walled orchard garden which served a medieval mansion that once stood in the park. The wall to be partly demolished forms of the southern boundary of what would have been the walled garden. The fabric of wall contains a mixture of materials from the use of roman bricks, stone and flint. The lower part of the wall up to approximately 800mm contains roman bricks which are thought to have been salvaged from other older structures found in the area. Together with the reuse of historic fabric, it is the height of the wall and its west to east line that denotes its historic significance in representing what this part of the park was previously used for.

- 8.15 The proposals have been amended during the course of the application and would now retain the west to east line of the historic wall. However in order to realise the benefits of opening up this corner of the park, the proposals would demolish the upper section of wall where it has been significantly altered over time but retain the more important lower 800mm, to allow for views into the open space to be created, as well as retain the line and representation of historic significance of the wall. A new opening of 3.0m would also be created to provide a pathway from the rotary garden and north western access to the park. In addition the applicant has agreed to provide a public information board at this opening to create a record of this part of the park as an orchard garden. Therefore the proposed amendments offer a compromise between achieving the desired increase in open space and retaining a reference and appreciation to what the wall previously represented.
- 8.16 Paragraph 197 of the NPPF requires that in weighing applications which directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Concerns have been raised by the Archaeology Officer and the Historic Buildings Adviser to the loss of the wall. Whilst the line of the wall is now to be retained, the amended proposals do not fully address these concerns as the current height of the wall contributes to the sense of enclosure of the area to the north that forms the historic significance of the wall as part of the walled orchard garden. Discussions have been had with the applicant with regard to retaining the height of the wall. However this is problematic as the proposals involve demolishing the depot building which sits on top of the building. Demolition could affect the structural stability of the wall, as could creating a new opening in a wall at this height. Furthermore the retention of a full height wall would undermine the principles of opening this area to the rest of the park and would not realise the benefits of providing further natural surveillance of the area.
- 8.17 The loss of the wall and the historic interest of what it previously represented need to be weighed up against the public benefits of the proposals. Whilst three of the walls to the orchard garden still remain (the western and northern walls form the City Walls), extensions to the bowling club clubhouse to the east has encroached significantly into the square area that would have formed the orchard garden, which has compromised the formal layout of the orchard garden. Officers consider that as the orchard and its formal square layout no longer exist in situ, the wall is not immediately recognisable as a historic boundary to the historic garden. The amended plans have sought to find a compromise by retaining the wall at a height of 800mm, which would also retain the most historic fabric used in its construction. In addition the applicant has agreed to provide an information board on the southern side of the wall to allow a record to be formally made of the historic significance of the wall and a further appreciation of the history of this part of the park to be imparted to users of the park which does not exist at present.

Furthermore the proposals would visually enhance this area and add to the amount of open public space within the park, which would increase its contribution and significance within the historic city. On this basis the proposals would provide significant public benefits that would outweigh the scale of harm and partial loss of the significance of the heritage asset. Therefore subject to conditions securing details of the new capping to the wall, methods of demolition and repair, and details of the information plaque, the proposals are considered to be acceptable and would comply with Policy 47 and 54 of the Local Plan and paragraph 197 of the NPPF.

iii) Other Matters

- 8.18 To compensate for the loss of the depot buildings it is proposed to convert the end unit of the former air raid shelters into a new maintenance equipment store. The remaining units are used by the bowling club. Planting is proposed along the western side of the end storage unit. Given that Operations Manager raises concerns with regards to the interaction between maintenance vehicles with the users of the park, a new kerb, area of hardstanding and guardrail would be provided on the edge of the new open space. The planting coupled with the prevention measures are considered to be appropriate and would ensure that there is safe interaction between the maintenance vehicles and users of the park. Details of the guardrail, hardstanding, and new planting would be secured through a planning application. A condition would also be imposed to prevent the storage unit being used for any other purposes.

Conclusion

- 8.19 Special regard has been given to the desirability of preserving the heritage assets and their setting. Whilst the proposals would result in the partial demolition of a non-designated heritage asset, it is considered that the public benefits of the proposals to provide a new public open space area within Priory Park would outweigh the necessary alterations to the heritage asset. The proposed plans to retain the wall at a lower height and to provide an information board will add to the understanding of the wall's historic role and represents an appropriate compromise in delivering the public benefits whilst retaining the historic significance of the wall.
- 8.20 Based on the above assessment, it is considered the proposal complies with the Development Plan and there are no material considerations that indicate otherwise. Therefore, subject to conditions, permission should be granted.

Human Rights

- 8.21 In reaching this conclusion the Human Rights of nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans"

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

3) This permission does not permit the demolition of any part of the building except that indicated on the approved plan(s). The remaining part shall be retained and incorporated in the new structure in accordance with the approved plan(s).

Reason: To protect the architectural/historic interest of the structures.

4) Notwithstanding any details submitted no development/works shall commence until a full schedule of all materials and finishes for the capping, repair of the flint wall, surfacing for the new pathway and hardstanding, and guardrails have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

5) The development hereby permitted shall not be first brought into use until the orchard garden information board has been provided in accordance with plans and details that shall first have been submitted to and approved by the Local Planning Authority. Thereafter the board shall be maintained and retained in perpetuity.

Reason: In the interests of creating an historic record of the previous use of this part of the site and retaining the interest of the wall as a non-designated heritage asset.

6) No works shall commence on the flint wall unless and until a method statement detailing;

- The careful removal of the required top courses of material down to no less than a height of 800m
- The making good of the top course of the wall using appropriate materials and methods
- The repair and conservation of the wall as a whole using appropriate materials and methods

has been submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall not be carried out other than in full compliance with the approved method statement.

Reason: In the interests of preserving the historic and architectural character of the non designated heritage asset.

7) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended, and the Town and Country Planning (General Permitted Development) Order 2015, the storage and maintenance use hereby approved shall only be used for the storage of maintenance equipment and for no other purposes whatsoever.

Reason: To ensure the use of the building does not have a harmful environmental effect in the interests of amenity/in the interests of protecting the character of the area/in the interests of protecting residential amenity.

Decided Plans

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Details	Reference	Version	Date Received	Status
PLAN - The Location Plan and Block Plan	100		07.12.2018	Approved
PLAN - Proposed Site Plan	104	D	12.07.2019	Approved
PLAN - Proposed Elevations Sheet 1 of 2	106	B	12.07.2019	Approved

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.