

**Parish:** Committee date: 15 November 2018  
**Ward:** Officer dealing: Mr P Jones

## **2a**

**18/01850/LBC**

**Listed building consent for internal and external alterations to former prison buildings.**

**At East Road Northallerton North Yorkshire DL6 1NP**

**For Central Northallerton Development Company**

**This application is referred to Planning Committee as the application site is owned by the Central Northallerton Development Company.**

### **1.0 SITE, CONTEXT AND PROPOSAL**

#### Site Description

- 1.1 The site comprises the site of the former H M Prison, Northallerton located on East Road and bounded by The Link and Crosby Road. The site extends to 1.46ha and comprises the former prison site along with a small parcel of land immediately to the north of the prison which was used as a public garden. The prison was closed in December 2013 and is now vacant and in part demolished.
- 1.2 The area forms the transition between the town centre to the west and the residential areas to the east and has been characterised by the tall walls of the prison boundary and east road which cuts through this part of the town.
- 1.3 The site was largely cleared by the Council in 2017 following substantial demolition work of the non-listed areas of the site, including the boundary wall.
- 1.4 The remaining five buildings have a statutory Grade II Listing comprising The Staff Tenement Range, the 1818 Female Wing, The Governor's House, Link Building and the 1852 Female Wing.

#### Proposed Development

- 1.5 The site was acquired by Hambleton District Council in 2015 given its strategic importance to the economic and community well-being of Northallerton. In 2017 the site was transferred to Central Northallerton Development Company. Wykeland Properties Limited were selected as the preferred development partner by HDC.
- 1.6 The development as a whole can be broken down into two main areas. To the north the listed buildings are proposed to be re-used and a new cinema building constructed to the north of them. To the south 3 new build retail units are proposed, including parking for the whole of the development.
- 1.7 This application is concerned with the physical alterations to the listed buildings only.
- 1.8 A variety of uses are proposed for the listed buildings as set out in the following schedule of accommodation (GIA Gross Internal Area);

Block A – Listed Building conversion to 2 retail units and 2 residential units

- Retail of 53sqm and 56sqm to ground floor

- Residential 32sqm (entrance)
- Residential Unit 1: 148sqm to 1<sup>st</sup> floor
- Residential Unit 2: 148sqm to 2<sup>nd</sup> floor

Block B – Listed Building conversion to 2 restaurant units.

- 350sqm over 2 floors

Block C – Listed Building conversion to office use over three floors.

- 211sqm to ground floor
- 212sqm to 1<sup>st</sup> floor
- 211sqm to 2<sup>nd</sup> floor

Block D – Listed Building conversion to restaurant and office use

- Ground floor restaurant including extensions
- 149sqm to 1<sup>st</sup> floor
- 19sqm circulation space at ground and first floors

Block E - Listed Building conversion to office use

- 302sqm office circulation space over 3 floors

#### 1.9 The physical alterations to the buildings comprise:

##### **The Staff Tenement Range**

- Repair and restoration of building.
- Repair and refurbishment of existing historic windows.
- Opening up of blocked doorways.
- Internal alterations.
- Reinstatement of central stair.
- Future introduction of signage.

##### **The Governor's House**

- Repair and restoration of building.
- Repair and refurbishment of existing historic windows
- Replacement of windows south elevation.
- Replacement of metal roof with slate.
- Glazed opening south elevation.
- Removal of fire screen and refurbishment of stairs
- Alteration to internal ground-floor walls.
- Alteration to three internal first-floor walls.

##### **The 1818 Female Wing**

- Repair and restoration of building.
- Repair and refurbishment of all existing historic windows
- Replace west elevation FF door with lunette window using reclaimed window if possible.
- Reinstate door to GF west elevation.

- Alterations to two lunette windows to form doorway beneath retained bars involving loss of stone cills to west and east elevations.
- Replacement of metal roof with slate
- Glass extension west elevation.
- Glass extension east elevation.
- Stair extension to north elevation.
- Close boarded screen to bin compound.
- Alterations/widening of cell doors (GF & FF).
- Retention of isolation cell.
- Removal of three internal walls to form conference space (FF).

#### **The Link Building**

- Repair and restoration of building.
- Repair and refurbishment of existing historic windows.
- New glazed entrance doors and glazed opening south elevation.
- Reconfiguration of internal walls.
- Expose jack arch ceilings.

#### **1852 Female Wing**

- Repair and restoration of building.
- Removal of 8 walls between cells (GF).
- Alterations/widening of cell doors.
- Removal of modern stair. New stair to south east corner.
- Repair and refurbishment of existing historic windows.
- Removal of bars and replacement of windows.
- Insertion of rooflights.
- Glazed opening to east gable.
- Glazed opening to side return of south gable.

1.10 The application has been accompanied by the following supporting documentation:

Archaeology Report, Design and Access statement, Heritage Statement and Structural Report.

1.11 Improvements have been secured as follows:

- Additional information and clarification on the Heritage Statement
- The application has been through a number of iterations through the pre-application phase in an attempt to address concerns raised by officers and Historic England, with whom the applicant also entered into formal pre-application discussions.
- Removal of the glazed extension to the west elevation of the Governor's House.
- Greater retention of internal doorways and doors and areas of masonry between cells.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 There have been a number of Government related notifications and applications relating to the operation of the Prison site. The applications considered most relevant to the current proposals are:
- 2.2 74/0707/FUL 29.08.1974 Construction of Garden Building

- 2.3 05/00596/GOV 03.05.2005 Granted. Application for roof replacement
- 2.4 15/02538/PND 05.01.2016 Granted. Prior Notification for the demolition for the unlisted parts of former prison and boundary wall
- 2.5 17/02591/ADV 08.02.2018 Granted. Advertisement consent for a mesh banner fixed to existing boarding

### **3.0 RELEVANT PLANNING POLICIES**

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development  
 Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets  
 Core Strategy Policy CP17 - Promoting high quality design  
 Development Policies DP3 - Site accessibility  
 Development Policies DP4 - Access for all  
 Development Policies DP28 - Conservation  
 Development Policies DP29 - Archaeology  
 Development Policies DP32 - General design  
 National Planning Policy Framework - published 24 July 2018

### **4.0 CONSULTATIONS**

- 4.1 Parish Council – Majority of Councillors raised no concerns about the proposals. However, one Councillor was concerned if the alterations are going to change the image of the listed building internally and externally dramatically then he rejects the idea.
- 4.2 Historic England – (Summarised) Historic England has raised a number of areas of concern with the proposed development in terms of the level of alteration and extension proposed, the justification and mitigation for these changes and whether the degree of public benefit to be derived, which would otherwise off-set the harm caused, could be derived from a scheme which had less impact on the significance of the Listed Buildings.

Based on these concerns Historic England make the following recommendation:

*We consider that the issues and safeguards outlined in our advice need to be addressed in order for the applications to meet the requirements of paragraphs 184, 193, 194, 196 and 200 of the NPPF.*

*In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.*

*Your Authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice.”*

- 4.3 NYCC Archaeology - The application includes a report on a major community archaeology excavation, carried out by the York Archaeological Trust. These extensive excavations have successfully recorded a number of significant features and this has greatly enhanced our understanding of the prison. I understand that the report for the archaeological work will be revised with the results of a more discrete

and very recent archaeological project that completes this recording. Given the extensive research and excavation that has already taken place I have no further archaeological recommendations to make.

- 4.4 Public comments – The application was advertised by way of site notices on Crosby Road, East Road and The Link on 17 September 2018. The application was also advertised in the Darlington and Stockton Times on 21 September 2018.

3 Objections have been received, these are summarised below:

- Concern over the principles of the uses proposed.
- Represents a butchering of the internal layout for financial gain.
- The buildings should be left as they are internally and externally.
- Historic nature of the site as a prison should be built upon.
- It should not be a satellite shopping centre.

## 5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) the impact of the proposed alterations on the architectural and historic character, appearance and heritage significance of the listed buildings; (ii) the justification and mitigation for harmful impacts to the significance of the listed buildings; (iii) the public benefits of the proposed development

### Introduction and Principles

- 5.2 This application is concerned only with the alterations and extensions proposed to the Listed Buildings and will focus on the impacts of the proposed development on the heritage significance of the Listed Buildings. Other impacts on heritage assets, including the wider setting of the Listed Buildings, the Conservation Area and non-designated heritage assets are dealt with within the FUL application (18/01849/FUL), elsewhere on this agenda.
- 5.3 In coming to a decision on this matter Members must understand the elements contributing to the significance of the listed buildings, understand the alterations proposed to the listed buildings, understand the impact that the alterations have on the elements that contribute to the significance of the listed buildings in the terms of the NPPF and the Planning Acts. Members must also understand the public benefits of the proposals, in order that Members can apply appropriate weight to the benefits of the proposals where harm to the significance of the listed buildings is established.
- 5.4 Significance is the concept that underpins current conservation philosophy. The significance of heritage assets is defined in the National Planning Policy Framework (NPPF) as;

*'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.*

- 5.5 The Heritage Statement submitted by the applicant goes through the process of identifying the heritage assets, analysing the elements that contribute to the significance of each building. The Statement then addresses the details of the proposed development and the proposed alterations to each structure and forms conclusions as to the impact of the alterations on the significance of the Listed Building. The Statement then sets out whether the impacts are harmful, in terms of

the NPPF and seeks to address that harm by justification for the alteration and through an understanding of the benefits of the scheme both in terms of significance but also in terms of the public benefit accruing from the proposed development, facilitated by the alteration.

- 5.6 It is important to note at this point that should Members consider that the same level of public benefit could be achieved through a scheme which had less impact on the significance of the heritage asset, then less weight can be given to the public benefit in offsetting the harm.

#### Policy

- 5.7 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving any Listed Building affected by the proposal or its setting or any features of special architectural or historic interest which it possesses and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.
- 5.8 The National Planning Policy Framework paragraph 193, states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. No other consideration is given greater weight in the planning system. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. It is therefore important to ensure that harm to heritage significance is avoided where possible and where it is justified it should have been reduced and mitigated.
- 5.9 Paragraph 196 of the NPPF directs that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Given that this is a large scheme that will result in public benefits the public benefits should not be weighed against the impact on the significance of the listed buildings if the public benefits could still be achieved without the harmful alterations.
- 5.10 Paragraph 194 of the NPPF states that 'any harm to, or loss of, significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification'.
- 5.11 One of Hambleton's strategic planning objectives, set out in The Core Strategy Local Development Document (2007), is "To protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character."
- 5.12 Policies CP17 and DP32 require the highest quality of creative, innovative and sustainable design for buildings and landscaping that take account of local character and setting, promote local identity and distinctiveness and are appropriate in terms of use, movement, form and space.
- 5.13 Any harm caused to the significance of the heritage asset in terms of alteration or setting, must be given significant weight and importance in decision making.

#### Listed Buildings description and significance

- 5.13 The site includes five Grade II Listed Buildings; the Female Wing of 1818 to the design of John Carr of York on the east side of the quadrangle; the Governor's House of the late 1820's by architect George Atkinson forms the south side of the Quadrangle; the Link Building, to the south of the Female Wing and the Staff Tenement range that forms the west side of the quadrangle. The listing also includes the Female Cell Block, to the east of the site behind the quadrangle, of 1852.
- 5.14 As set out in Historic England's consultation response the heritage significance of the site lies in the legibility of the buildings as a group of functionally related structures that share a palette of traditional materials, design and detailing. The Quadrangular plan defined by the Listed Buildings should remain a prominent feature owing to its relationship with the early date of the design and layout of the site.
- 5.15 The legibility of the site as a prison, and in terms of the evolution of prison form and function needs to be understood and that intrinsic significance must be preserved. An essential element of that are the cellular forms, accesses and enclosure created by the buildings and that of the former boundary wall. Plainly, owing to the small size and form of the cellular spaces the building does not lend itself readily to alternative use without alteration, except perhaps to be preserved in its entirety as a museum. The setting and location of the site within the town is also intrinsic to the social value placed on the heritage asset.
- 5.16 It is understood that a variety of facets contribute to the significance of the heritage assets including the list of elements set out below;
- Evidential Value
  - Historical Illustrative Value
  - Historical Associative Value
  - Communal Value
  - Aesthetic Design Value
  - Aesthetic Fortuitous Value
  - Contribution of group value
  - Contribution of setting to significance of heritage assets
- 5.17 As such an understanding of the buildings in these terms is necessary, including the history and evolution of the site in terms of use, the evolution of prison design evidenced by the contrasting design of the female cell blocks, the location of the site within the centre of the town; the importance of the site in terms of the history and development of Northallerton as a County Town both physically and socially including reference to people who worked or were confined there; the connection to renown York architect John Carr; the materials, design and detailing of the building, in particular the colour grain and bond of the brick walls and the fenestration (or lack thereof) in the building; and the strength of the former boundary of the site. This is not considered an exhaustive list, but gives a flavour of the elements that contribute to the significance of these buildings as heritage assets.
- 5.18 It is clear from advice received from the Council's Conservation Adviser that the applicant's submission is adequate in terms of identifying the significance of the heritage assets and provides a comprehensive review on this basis.
- 5.19 In assessing the merits of the buildings, Members must consider whether the essential elements that contribute to the historic character of the buildings are sufficiently retained within the scheme.
- 5.20 The Heritage Statement submitted by the applicant identifies the elements that contribute to the significance of the heritage assets, the alterations proposed to the listed buildings and in their view, the impact (positive, neutral or negative) that the

proposed alterations have on the significance of the heritage assets. The Statement then goes on to justify the negative impacts of the proposals as being necessary or otherwise offset by public benefit.

- 5.21 As set out at the beginning of this report the application proposes a significant number of alterations to the buildings. Many of these alterations are considered to result in less than substantial harm which must therefore be fully justified, suitably mitigated or balanced against the public benefits of the development.
- 5.22 Paragraph 195 of the NPPF states that where substantial harm would be caused to a heritage asset, or that asset would be lost, permission should be refused unless it can be demonstrated that substantial public benefits outweigh that harm or loss or if all of the following apply:
- The nature of the heritage asset prevents all reasonable uses of the site; and
  - No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  - Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
  - The harm or loss is outweighed by the benefit of bringing the site back into use.
- 5.23 Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 5.24 The areas that potentially cause harm to the heritage assets in this case are;
- the use of the buildings (owing to the particular requirements of a use)
  - the internal and external physical alterations to the Listed Buildings
  - the arrangements of the external spaces
  - the relationship of new buildings to the heritage assets and the impact that new buildings and alterations have on the setting of the listed buildings
- 5.25 As far as possible, harmful alterations should be minimised and the original fabric and layout retained or re-established where it contributes positively to the significance of the heritage asset.
- 5.26 The glazed extensions to the 1818 Wing are a large addition, which are considered to have a less than substantial harmful impact on the significance of the listed buildings through the erosion of the simple symmetry and architectural form the Listed Building and also in terms of their impact on the setting of the group of listed buildings. The applicant has set out the justification in terms of the need for the additional floor-space, the inter-relationship between the internal and external spaces and the need to introduce dynamism to the quadrangle. Due to the former use as a prison there is a lack of open space within the building which is required for the restaurant use. The glazed extension allows for this to be achieved whilst reinforcing activity within the Civic Space and enabling the building as a whole to be visible through the glazing. Careful detailing of these extensions in terms of wall treatments and floor surfacing will mitigate some of the harm caused.
- 5.27 A large number of the internal (but to a lesser extent external) alterations are to ensure that the principles of the Building Regulations can be met. Whilst relaxations of the Building Regulations can be achieved for a listed building, it is important that the general requirements of safety and good access can be met. It is considered that

the applicant has achieved the right balance in terms of necessary alteration to meet the requirements of the Building Regulations whilst protecting the character and significance of the heritage asset.

- 5.28 An area of concern has always been the loss of much of the cellular character of the building. Whilst it is accepted that the small prison cells would not be appropriate in size for use for anything other than a prison or a prison museum, the cellular form is important to the significance of the heritage asset. The applicant has worked to limit the alterations to the small door openings, retaining their original width where possible, but creating wider door openings into each space to facilitate wheel-chair access throughout the building. Amendments have been achieved through the course of the application to ensure that as much of the internal cellular character is retained as possible. Vestiges of cell walls have been retained where individual cells have been combined to create larger rooms, these assist with the retention of the cellular character.

#### Public Benefit

- 5.29 The Council, in purchasing the site, recognised the importance of the site and sought to realise a development that optimised the benefits for the viability and vitality of Northallerton and to realise the maximum economic and community benefit from the site, within the technical and financial realities of a development of this sort where the protection of the significance of the heritage assets is paramount.
- 5.30 The main public benefits that are considered material and to weigh in the balance of decision making in this case are:
- Bringing the Listed Buildings back into viable long term use
  - Enabling public access to the buildings and wider site
  - Opportunity to enhance and better reveal the heritage assets
  - Allow for sympathetic repair and restoration of the heritage assets
  - Enable the site to be largely brought into the public realm
  - Improve the sense of place along East Road, Zetland Street and the new civic space, re-incorporating this area into the Town Centre
  - Provide a new high quality leisure and retail offer immediately adjacent to the town centre within a short distance of the centre of the town
  - Establish a centre for digital enterprise in the form of C4Di
  - Improve connectivity across this part of Northallerton
  - Allow for the better interpretation of this significant historical site within Northallerton
  - Contribution to Northallerton as a vibrant market town
- 5.31 It has been established that the proposed development will have a number of harmful impacts on heritage assets which are considered to amount to less than substantial harm. The applicant, in developing a viable scheme for the re-use of the buildings has worked extensively with Historic England and the Council in order to reduce the level of alteration and harm to the significance of the heritage assets as far as is possible, whilst still enabling the re-use of the buildings.
- 5.32 The justification for the proposed alterations and additions to the listed buildings, has been set out in the applicant's supporting statement and to a large extent is accepted by the Council and its advisers, although areas of concern remain and can only be balanced against the public benefit of the scheme.
- 5.33 It is clear from the requirements of the NPPF and worth reiteration, that where harm will be caused to the significance of a heritage asset, permission should only be granted for the development where it can be demonstrated that the development has

significant public benefits. If it is considered that the public benefits could have been realised without the level of harm caused then the public benefits should not be considered in the planning balance.

- 5.34 In this instance, the re-development of the site, including the proposed mix of uses, the re-use of the Listed Buildings and public access that is thus facilitated within the site is considered to constitute significant public benefit in the terms of the NPPF. It is considered that any viable scheme would be likely to result in less than substantial harm to the heritage assets and as such the residual harm caused by the proposals is considered to be acceptable.

### Conclusions

- 5.35 As stated previously, in coming to a decision on this application, significant weight and importance must be placed on any harm caused to the significance of the heritage asset.
- 5.36 It is concluded that the alterations to the listed buildings that cause harm to the significance of those assets in terms of alteration, extension and setting have been adequately justified and mitigated. It is considered that where less than substantial harm will be caused to the significance of the heritage assets this is outweighed by the significant public benefits of the proposals.

## **6.0 RECOMMENDATION**

- 6.1 That, subject to any outstanding consultations, permission is **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) set out below received by Hambleton District Council unless otherwise approved in writing by the Local Planning Authority.

Proposed Site Plan. Drawing Number 100 Revision AC

Red Line Plan. Drawing Number 111 Revision D

Proposed Elevations. Drawing Number 120 Revision K

Proposed Elevations. Drawing Number 121 Revision J

Proposed Elevations. Drawing Number 122 Revision L

Proposed Elevations. Drawing Number 123 Revision E

Block B Proposed Elevations. Drawing Number 124 Revision H

Proposed Site Sections - Sheet 1. Drawing Number 125 Revision D

Proposed Site Sections - Sheet 2. Drawing Number 126 Revision D

Block A Proposed GA Plans. Drawing Number 140 Revision F

Block B/C/D/E Proposed Ground Floor. Drawing Number 141 Revision Q

Block B/C/D/E Proposed First Floor. Drawing Number 142 Revision P

Block B/C/D/E Proposed Second Floor. Drawing Number 143 Revision M

Block B/C/D/E Proposed Third / Attic Floor. Drawing Number 144 Revision L

Block B/C/D/E Proposed Roof Plan. Drawing Number 145 Revision F

Proposed GA Plans. Drawing Number 146 Revision F

Block E Sections. Drawing Number 160 Revision C

Block C Sections. Drawing Number 161 Revision A

Proposed Section through 1818 Wing. Drawing Number 162

1818 Wing Section B. Drawing Number 163

1818 Wing Window Detail . Drawing Number 164

1818 Wing Window Detail. Drawing Number 165

Block C East Gable Detail. Drawing Number 166

Block C South Elevation Window Detail. Drawing Number 167  
The Link Entrance Detail. Drawing Number 168  
Governor's House Detail Elevations. Drawing Number 169  
Existing Block B/C/D/E - Ground. Drawing Number 170 Revision A  
Existing Block B/C/D/E - First. Drawing Number 171 Revision A  
Existing Block B/C/D/E - Second. Drawing Number 172 Revision A  
Existing Block B/C/D/E - Third. Drawing Number 173 Revision A  
Block A Window Detail. Drawing Number 180  
Block A Window Detail. Drawing Number 181  
Listed Building Elevations. Drawing Number 182 Revision A  
Block C Ground Floor Alterations. Drawing Number 205 Revision A  
Block C First Floor Alterations. Drawing Number 206 Revision A  
Block C Second Floor Alterations. Drawing Number 207 Revision B  
Block D Ground Floor Alterations. Drawing Number 208 Revision A  
Block D First Floor Alterations. Drawing Number 209

3. Prior to any construction work taking place on the glazed extensions to the 1818 female wing, a full breakdown of all external and internal construction and finishing materials, including construction details and method of fixing to extant building, shall be provided in writing to and approved by the Local Planning Authority. The development hereby approved, shall then be implemented in accordance with the approved details.
4. Prior to the installation of the glazing to the east elevation of the 1852 wing, full details of the glazing, including detailed cross sections and materials shall be submitted to and approved by the Local Planning Authority. The glazing shall then be installed in accordance with the approved details.
5. Full details of any new windows and doors to be installed, other than those details contained within the approved schedule of drawings, shall be submitted in writing to and approved by the Local Planning Authority, prior to their installation. The development shall then be implemented in accordance with the approved details.
6. Prior to the installation of any new or replacement rainwater goods, full details including cross sections, means of attachment and materials shall be provided to and approved by the Local Planning Authority. The development hereby approved shall then be implemented in accordance with the approved details.
7. Prior to any re-roofing works taking place, details, including samples of the roof slate shall be submitted to and approved by the Local Planning Authority. The new roof cladding shall be installed in accordance with the approved details, prior to the occupation of the building.
8. Prior to the installation of any floor surfacing or covering, full details of the proposed covering, including samples if required by the Local Planning Authority, shall be submitted in writing to and approved by the Local Planning Authority. The development shall then be completed in accordance with the approved details.
9. Prior to the commencement of work within the existing listed buildings on site, full details of the proposed treatment of internal walls and any linings proposed shall be submitted in writing and approved by the Local Planning Authority. The development shall then be completed in accordance with the approved details.
10. Any re-pointing or repair works to the listed buildings shall be carried out using a mortar to match the existing mortar in the building. This should be a lime based mortar with no cement added to the mix. The proposed mix is to be submitted in writing to and approved by the Local Planning Authority prior to the pointing work

being carried out. Samples of the mortar mix and finish may be required in order to demonstrate an appropriate mix and pointing technique.

11. Prior to commencement of work within the Link Building, a watching brief for opening-up works within the Link, shall be submitted to and approved by the Local Planning Authority. The Watching brief shall provide a schedule of proposed works including an assessment and recording of any architectural or archaeological finds along with an explanation of how these will be dealt with, within the development.
12. The external surfaces of the development shall not be constructed other than of materials, samples of which have been submitted to and approved in writing by the Local Planning Authority prior to the installation of those surfaces.
13. No works shall be undertaken on the development above ground level until a schedule has been agreed with the Local Planning Authority of those materials that formed part of the building that has been demolished which are worthy for re-use on the site. The schedule shall include a reference to where the materials will be used in the re-development of the site. The materials contained in the schedule shall be re-used in the redevelopment of the site in the manner indicated in the schedule.
14. Prior to the installation of any other external fixtures or fittings on the listed buildings, full details of these shall be provided in writing to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

The reasons for the above conditions are:-

1. To ensure compliance with Section 18A of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policy(ies) .
3. In order that the details of the proposed development protect the significance of the heritage asset and to accord with the requirements of Development Policy DP28.
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12. In order that the details of the proposed development protect the significance of the heritage asset and to accord with the requirements of Development Policy DP28.
13. In the interest of maintaining the character of the area and conservation of existing building materials in accordance with Development Policy DP28.
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