

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01229/LBC	Claire Ringwood	10 th October 2023

Address: Partnership House, Sparrow Hill, Rochdale, OL16 1QT

Proposal: Refurbishment of building with internal and external alterations. Internal works include installation of kitchens and bathroom, removal of lift, removal of stud walls and glazed partitions, insertion of new stud walls and removal of walls within the basement. External works include repairs to roof, replacement of all flashing, new hardstanding and railings installed on the top of the existing boundary wall.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RG

DATE: 10 November 2023

SITE

Partnership House is a prominent Grade II listed building located on Sparrow Hill in Rochdale. The building was originally constructed as the vicarage for St Chad's Church (Grade II*), which lies immediately to the north-east. It is within the Rochdale Town Centre Conservation Area and lies adjacent to the Grade II registered Broadfield Park.

The house was built in 1725 and is a fine example of the Queen Anne period of domestic architecture. It has been extended several times over the 19th and 20th century. The building ceased to be used as a vicarage in the 1980s, when the new vicarage was constructed to the south of the site. It was later used as a museum before housing council offices. The building is currently vacant and has been the target of lead theft, resulting in water ingress and the emergence of dry rot and has also been the target of anti-social behaviour.

The building was first listed on 25 October 1951. The listing text is as follows:

"GV II Vicarage, now museum. c.1724 and c.1820. Brick with stone basement, stone features, C20 tile and stone slate roofs. Double depth with central staircase plan with later additions to left and right. Two storeys with attic and two basement storeys. Five bays with two bay addition to left and gabled single storey addition to right. Windows are eight-pane sashes with flat gauged brick arches, stone sills and keystones. Square bay window to left addition. Six-panel fielded door, overlight and segmental hood with carved shell and cherub, on enriched console brackets. Wood modillion eaves cornice continues round left addition and over central gable. Stone quoins.

Rear facade c.1820, re-used stone mullioned windows and door surround. Projecting stair bay. Good panelling to most rooms. Entrance hall connects with stair by segmental arch with panelled pilasters, keystone and soffit. Original staircase with open string, column-on-vase balusters and deep handrail.

Said to be built for Samuel Dunster D.D. (Faculty applied for 1724) who "adopted the plan of his house in Marlborough Street, London," William Robertson 1889 The social and political history of Rochdale, being a companion volume to 'Old and new Rochdale and its people' and 'Rochdale past and present' Rochdale: the author"

PROPOSAL

The application relates to the refurbishment of the building with internal and external alterations to create 7 individual office units as follows:

- Unit A – 127sqm (basement)
- Unit B – 113sqm (basement)
- Unit C – 131sqm (ground floor)
- Unit D – 98sqm (ground floor)
- Unit E – 84sqm (first floor)
- Unit F – 81sqm (first floor)
- Unit G – 99sqm (second floor)

Internal works include the installation of kitchens and bathrooms to each unit, the removal of the lift, stud walls and glazed partitions, the insertion of new stud walls and removal of walls within the basement. External works include repairs to the roof, the replacement of all flashing, new hardstanding and railings installed on the top of the existing boundary wall.

The application has been submitted in tandem with an application for full planning permission 22/01229/FUL.

PLANS AND INFORMATION SUBMITTED

The following plans and information was submitted by the agent on 15th September 2022:

Drawing No: PL-X-001 Rev P1 – Location Plan
Drawing No: PL-X-002 Rev P1 – Proposed Site Plan
Drawing No: PL-001 Rev P1 – As Existing Plans
Drawing No: PL-002 Rev P1 – As Existing Elevations
Drawing No: PL-003 Rev P1 – As Proposed Plans
Drawing No: PL-004 Rev P1 – As Proposed Elevations
Drawing No: PL-005 Rev P1 – As Proposed Basement Plan
Drawing No: PL-006 Rev P1 – As Proposed Ground Floor Plan
Drawing No: PL-007 Rev P1 – As Proposed 1st Floor Plan
Drawing No: PL-008 Rev P1 – As Proposed 2nd Floor Plan
Heritage Assessment by Garry Miller Heritage Consultancy, dated September 2022

The following was submitted by the agent on 8th November 2022:

Design – Access Statement

The following was submitted by the agent on 19th January 2023:

Drawing No: BCHP/0606/SK01 – Structural Requirements Basement Alterations
Structural Alterations – Guidance Notes for Contractor by Brian Clancy Higby Partnership dated 7 February 2022
Structural Alterations – Guidance Notes for Client by Brian Clancy Higby Partnership
Structural Calculations for Basement Alterations by Brian Clancy Higby Partnership

The following amended plans were submitted on 2nd May 2023:

Drawing No: PL-X-002 Rev P3 – Proposed Site Plan
Drawing No: PL-004 Rev P2 – As Proposed Elevations

The following amended plans were submitted on 8th May 2023:

Drawing No: PL-X-002 Rev P4 – Proposed Site Plan

The following amended plan was submitted on 18th September 2023:

Drawing No: PL-X-002 Rev P5 – Proposed Site Plan

RELEVANT PLANNING POLICY AND LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF) September 2023
Chapter 16 – Conserving and Enhancing the Historic Environment

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS)

P2 Protecting and enhancing character, landscape and heritage

Unitary Development Plan (UDP)

RELEVANT SITE HISTORY

Various planning history but most recent:

01/D39222/FUL - Installation Of 7 Replacement Windows With Enlarged Openings To Rear Of Existing Offices. Approved 30/10/2001.

01/D39223/LBC - Installation Of Replacement Windows And Internal Security Windows To Listed Building. Approved 30/10/2001.

04/D44152/FUL - Installation Of 2.4M High Boundary Fence And Gates. Withdrawn 14/10/2004.

04/D44153/LBC - Installation Of 2.4M High Fence And Gates To Boundary Of Existing Building. Withdrawn 14/10/2004.

05/D45062/FUL - Installation Of 1.8M High Railings And Gates (Resubmission-D44152). Refused 27/04/2005.

05/D45063/LBC - Installation Of 1.8M High Railings And Gates To Listed Building (Resubmission - D44153). Refused 27/04/2005.

22/00890/LBC - Essential removal of plasterboard ceilings, concrete plaster to walls and removal of internal wall panelling to expose internal walls to establish the extent of dry rot infestation and spread. Approved 12/09/2022.

22/01228/FUL - Refurbishment of building with internal and external alterations. Internal works include installation of kitchens and bathroom, removal of lift, removal of stud walls and glazed partitions, insertion of new stud walls and removal of walls within the basement. External works include repairs to roof, replacement of all flashing, new hardstanding and railings installed on the top of the existing boundary wall. Pending consideration.

CONSULTATION RESPONSES

The Gardens Trust

Thank you for consulting the Gardens Trust in its role as Statutory Consultee on the above application which affects Broadfield Park, an historic designed landscape of national importance which is included by Historic England on the Register of Parks and Gardens of Special Historic Interest at Grade II. We have considered the information provided in support of the application and on the basis of this confirm we do not wish to comment on the proposals at this stage. We would however emphasise that this does not in any way signify either our approval or disapproval of the proposals.

Joint Committee of National Amenity Societies

No comment at the time of writing.

Historic England

No comment at the time of writing.

Conservation & Design

Original comments

The proposed change of use is supported in principle. The conversion by way of removing some original walls in the basement would result in less than substantial harm – however this is justified as it would bring a vacant property back into use. However further clarification is required to better understand how the applicant proposes to close up existing doorways. Clarification is also required regarding the extent of hardstanding to the front of the site, as it is unclear from the provided plans.

It is considered that the railing to the rear of the site is unjustifiable which would not significantly increase security, but would detract from the significance of the site and historic wall, resulting in less than substantial harm.

- ☐ Clarification on hardstanding
- ☐ Clarification on closing up of doors
- ☐ Removal of railing to the rear

Updated comments

The most recent plans do not acknowledge the request to remove the railing to the rear of the building. Materially, the proposed powder coated steel does not draw upon elements of the listed building and would contrast with the extant materials found both at the listed building and within its setting. Therefore, this element of the proposed would not conserve or enhance the established setting of the structure. In this respect, the recently amended plans would still result in less than substantial harm. Convincing justification for this harm has not been provided.

However, it is understood that a railing, in principle, was agreed by the previous conservation officer due to security concerns relating to anti-social behaviour. This position is acknowledged and understood. Any railing should be in cast iron and of a style which closely matches other boundary treatments at the property. Details of this should be submitted at a scale of no less than 1:20 and corresponding elevations are to be provided with said details at the scale used presently.

Clarification regarding fixing the doors closed has been provided in email correspondence. This detail can be conditioned for approval. All fixings should be chosen to match those which exist throughout the property with respect to material and appearance. Fixing to any element of timber joinery should be discreet and should result in as few holes as possible. The construction method statement should include details of how exactly the doors will be fixed, including the tools/equipment to be used; all measures to ensure that no undue damage is incurred to surrounding elements of joinery should be detailed as well.

With respect to the tarmac proposed, there needs to be a greater proportion of green area proposed to immediately surround the building as there is presently some level of green space at each elevation of the perimeter. The green strips which are proposed should be surrounding all borders of the hall as complete destruction of all greenspace would result in less than significant harm to the listed asset. Whilst presently the site is overgrown and tidying would result in enhancement of the listed building's setting, complete loss of greenery would materially change the settings of the hall and result in less than significant harm. The tarmac in black is agreeable in principle, as present paving is black tarmac surrounding the hall. The landscaping plan requires amendment to these ends before I can recommend for approval. Any

landscaping plans should also be submitted for approval prior to the commencement of works on the site generally.

With respect to the building materials proposed, any repairs to the roof will require a method statement. This should be conditioned for approval prior to the commencement of roofing works. All replacement slates should be natural slate and chosen to match those existing in appearance and geographical origin. Details of the slates should also be conditioned for approval prior to instatement; these should be submitted as a product specification, a series of photographs, or satisfied on a site visit.

Any cleaning of the brickwork will require a method statement to be conditioned for approval.

Any paint to be applied to the roofline will need to be delivered as a sample via post, in person or via a photograph to the conservation officer for approval. This is to be conditioned prior to the commencement of roofing works. This, of course, should be chosen to match the existing with respect to texture, colour and gloss/matte finish. It appears that the present paint finish is matte and not gloss as prescribed in the annotated plans. Any samples to be submitted should be accompanied by photographs/a site visit from the conservation officer of the existing roofline, to confirm that the proposed is indeed the correct finish to be applied.

Any replacement of lead flashing details with zinc/steel is not agreeable and would result in less than substantial/potentially substantial harm to the listed building. Such material is not historically sensitive to the present appearance of the roof and could significantly change a key element of the listed building. Amendments to this end are required prior to my recommendation for approval.

Any referenced window survey will need to be submitted prior to the commencement of any works relating to the windows. Any repairs to windows should seek the advice of suitably qualified practitioner, who should provide a method statement. Any proposed replacements should be chosen to match the existing with respect to materials, appearance and depth of the window reveal. Product specifications, elevations and cross-section detailing should be submitted to the council for approval prior to instatement.

REPRESENTATIONS

Written notification letters were sent to occupiers of properties surrounding the development site and the application was publicised by site notice and in the local newspaper. There have been no representations received.

ANALYSIS

Partnership House was originally constructed in 1725 as a Vicarage for the adjacent St Chad's Church. Built in the Queen Anne style, it was subsequently extended in the 19th and 20th centuries. Partnership House is listed at Grade II for its special architectural and historic interest.

When making a decision on all listed building consent applications, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

NPPF paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

NPPF paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 202 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.

This is reiterated at a local level by Rochdale Core Strategy Policy P2, which seeks to protect the borough's heritage. This policy seeks to conserve, enhance and promote key heritage assets, which includes Partnership House.

Partnership House is currently vacant and has been the target of lead theft, causing damage to the roof and water ingress. There have also been some issues previously with faulty rainwater goods. While emergency roof repairs have been carried out to make the roof water tight, some areas of the building have suffered from damp, and dry rot is present in parts of the building. The site has also been the target of anti-social behaviour.

Assessment of harm to the significance of the Listed Building

The proposal seeks the refurbishment of the existing building to create 7 individual office units with internal and external alterations. The Council's Conservation Officer has reviewed the application and has advised that the proposal is supported in principle. The conversion by way of removing some original walls in the basement would result in less than substantial harm however, this is justified as it would bring a vacant building back into use.

Basement

In the basement the application proposes the removal of existing modern partition walls. The removal of these partitions is seen to enhance the significance of the heritage asset by opening up the basement to the more original layout. This would improve the legibility of the heritage asset, enhancing its significance. The application also proposes the removal of sections of historic structural walls within the basement, although it proposes retaining nibs to ensure the original layout of the basement is tangible. The removal of these walls is considered to result in less than substantial harm to the designated heritage asset. Furthermore, the installation of kitchen appliances is considered to have a neutral impact on the heritage asset, considering the unobtrusive nature of the proposed elements.

Additional information was provided on the closing up of doorways in the basement and on the other floors. This was reviewed by the Council's Conservation Officer who advised that this detail can be conditioned for approval. All fixings should be chosen to match those which exist throughout the property with respect to material and appearance. Fixing to any element of timber joinery should be discreet and should result in as few holes as possible. A construction method statement will be required to be submitted to include details of how exactly the doors will be fixed, including the tools/equipment to be used and all measures to ensure that no undue damage is incurred to surrounding elements of joinery should be detailed as well. This can be secured by way of a condition.

Ground Floor

On the ground floor, the application proposes the removal of a number of modern additions, including stud walls and glazed partitions. As above, these are considered to enhance the heritage asset. The application also proposes to fasten shut doorways. Retaining the doorway, whilst fastening it shut is considered an acceptable approach to retain the legibility of the ground floor. Again the installation of kitchen appliances is considered an unobtrusive addition to the heritage asset.

The removal of the lift is considered to have a neutral impact on the heritage asset, however further information would be required on the proposed infilling of the flooring and ceiling. This matter can be secured by way of a condition.

First Floor

As above, the proposed installation of a kitchen is considered unobtrusive.

Second Floor

The application proposes the installation of a shower room however, there is no objection to this element of the proposal. Similarly, the proposed installation of kitchen appliances is considered to have a neutral impact and there is no objection to this element of the proposal.

External

Externally the application proposes the cleaning and repair of the existing roof tiles, the repainting of the roofline/eaves in white gloss and repaired where needed. Furthermore, all flashing is to be replaced/repaired using zinc and steel. In addition, the exterior facing walls are to be cleaned using the DOFF cleaning system. These works are considered to enhance the significance of the structure, through the repairing and care of its existing features. Any repairs to the roof will require a method statement. This will be conditioned for approval prior to the commencement of roofing works. All replacement slates should be natural slate and chosen to match those existing in appearance and geographical origin. Details of the slates will also be conditioned for approval prior to instatement; these should be submitted as a product specification, a series of photographs, or satisfied on a site visit.

Any cleaning of the brickwork will require a method statement and this will be conditioned for approval.

Samples of any paint to be used will be conditioned prior to the commencement of roofing works. This should be chosen to match the existing with respect to texture, colour and gloss/matte finish. It appears that the present paint finish is matte and not gloss as prescribed in the annotated plans. Any samples to be submitted should be accompanied by photographs/a site visit from the conservation officer of the existing roofline, to confirm that the proposed is indeed the correct finish to be applied.

Any replacement of lead flashing details with zinc/steel was not initially agreeable as the Conservation Officer felt that it would result in less than substantial/potentially substantial harm to the listed building. However, the building has been the target of metal theft and in this particular instance, the Conservation Officer accepts that it may be too risky to replace with the same materials. Historic England provide guidance on replace materials and found that the most appropriate and long-lasting alternative is terne-coated stainless steel ([Theft From Places of Worship | Historic](#)

[England](#)). Subject to a suitable replacement being provided this matter can be dealt with by way of a condition.

Any referenced window survey will be conditioned and any repairs to windows should seek the advice of suitably qualified practitioner, who should provide a method statement. Any proposed replacements should be chosen to match the existing with respect to materials, appearance and depth of the window reveal. Product specifications, elevations and cross-section detailing should be submitted to the council for approval prior to instatement.

In addition, the application proposes to increase the level of hardstanding to the front of the site which is currently an area of green-space. The Council's Conservation Officer advised that this area of green-space makes a positive contribution to the setting of the listed building and its removal would therefore result in less than substantial harm to the significance of the designated heritage asset. Whilst presently the site is overgrown and tidying would result in enhancement of the listed building's setting, complete loss of greenery would materially change the settings of the hall and result in less than significant harm. The proposal does not involve the complete loss of the green space and a green strip is retained between the building and the proposed hardstanding at the front. Although the grassed area in the centre of the site will be reduced, the applicant has reduced the number of car parking spaces to the frontage in order for additional landscaping to be provided. An area of green space is lost to parking to the west of the building however, officers consider that the submission of a landscaping plan, by way of condition, would ensure that additional landscaping could be incorporated into the scheme along this elevation.

Finally to the rear of the site, the application proposes the installation of black railing fencing. The Council's Conservation Officer did raise concerns with the fencing which was considered an incongruous addition to the site, however, it is understood that a railing, in principle, was agreed by the previous Conservation Officer due to security concerns relating to anti-social behaviour. This position is acknowledged and understood. Any railing should be in cast iron and of a style which closely matches other boundary treatments at the property. Details of this will be required to be submitted at a scale of no less than 1:20 and corresponding elevations are to be provided with said details at the scale used presently. This matter can be dealt with by way of a suitably worded condition.

The NPPF directs local planning authorities to give great weight to an asset's conservation. It is considered that the public benefits associated with the refurbishment and the repairs and bringing the vacant building back into use would clearly outweigh the less than substantial harm identified to its significance.

Subject to conditions as detailed in the recommendation below, the proposal would comply with NPPF paragraph 202 and Core Strategy Policy P2.

The proposed works would help to preserve the building and its features of special architectural and historic interest. It would comply with the requirements of the Planning (Conservation Areas and Listed Buildings) Act 1990.

RECOMMENDATION

Grant subject to the following conditions:

1. The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents:

Drawing No: PL-X-001 Rev P1 – Location Plan
Drawing No: PL-003 Rev P1 – As Proposed Plans
Drawing No: PL-005 Rev P1 – As Proposed Basement Plan
Drawing No: PL-006 Rev P1 – As Proposed Ground Floor Plan
Drawing No: PL-007 Rev P1 – As Proposed 1st Floor Plan
Drawing No: PL-008 Rev P1 – As Proposed 2nd Floor Plan
Received on 15th September 2022

Drawing No: PL-004 Rev P2 – As Proposed Elevations
Received on 2nd May 2023

Drawing No: PL-X-002 Rev P5 – Proposed Site Plan
Received on 18th September 2023

and the development shall be carried out in complete accordance with these drawings and documents hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. No closing up of doorways in the basement or on the ground, first and second floors shall be undertaken until a method statement has been submitted to, and approved in writing by, the local planning authority. The method statement shall describe all fixings chosen which shall match those that exist throughout the property in regards to material and appearance and detail how exactly the doors will be fixed, including the tools/equipment to be used and all measures to ensure that no undue damage is incurred to surrounding elements of joinery. The works shall then be carried out in full accordance with the approved method statement.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. No development shall take place (including demolition/removal) until the following are submitted to, and approved in writing by, the local planning authority:
- Photographic details and geographical origin information of any replacement slates. Slates should be chosen to match those which are existing.
 - Full product specification/details of all new materials to be instated to the roof or internal roof spaces.
 - Full product specification of any paint to be instated to fascia's or other roofing timbers. Paint should be chosen to match the existing with respect to appearance and texture.
 - A method statement detailing brick cleaning method. This should include any equipment/products to be used.

The works shall then be carried out in accordance with the approved details/method statements.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. No works to the boundary treatments shall commence (including any demolition/removal) until: a) details of the railings to the rear boundary wall have been submitted to, and approved in writing by, the local planning authority. The railings shall be of cast iron and of a style which closely matches other boundary treatments at the site. Details shall be submitted at a scale of no less than 1:20 and corresponding elevations are to be provided; and b) details of part demolition of the brick wall bordering the west elevation side yard are submitted to, and approved in writing by, the local planning authority. The works shall then be carried out in accordance with the approved details.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. No development shall commence (including any demolition/removal) until a window survey is submitted to, and approved in writing by, the local planning authority. The survey shall include any repairs and/or replacements and which shall match the existing windows in respect of materials, appearance and depth of the window reveal. Product specifications, elevations and cross-section detailing should be submitted.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. No development shall commence (including any demolition/removal) until a method statement detailing the removal of the lift has been submitted to, and approved in writing by, the local planning authority. The method statement shall include, but not limited to, details of the infilling of the flooring and ceiling. The works shall then be carried out in accordance with the approved method statement.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. Notwithstanding the plans approved in Condition 2 above, prior to first occupation a scheme of hard and soft landscaping shall be submitted to, and approved in writing by, the Local Planning Authority. This scheme shall include a planting strip to the west elevation of the building and specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s)

or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.