

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/00796/LBC

CASE OFFICER

Ryan Killeen

DETERMINATION DATE 27.09.2023 **EXT OF TIME** 04.09.2024

Address: Warwick Mill Oldham Road Middleton M24 1AZ

Proposal: Conversion and subdivision of Warwick Mill to 135 no. apartments (Use Class C3) and flexible commercial space, upwards extension, internal and external alterations including works of repair and demolition and formation of interior atria, parking at lower ground-floor level, replacement windows and doors, new entrance canopy, new boundary treatments, removal of external staircase and other paraphernalia to all elevations

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?	Y
	Neighbour comments received?	N

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

RECOMMENDATION

SITE

The application site relates to Warwick Mill and London House set immediately beyond the southern edge of the designated Middleton Town Centre fronting the A669 Oldham Road to the north with the police station, court house, Tesco petrol station and office buildings opposite. The wider site is bound by Wince Brook (which is recognised as a main river by the Environment Agency) to the south, Ashton Lane to the east and Middleton Trade Park to the west. Further south, the topography climbs above the site with residential dwellings on Mill Fold Lane backing onto the river. The site also falls within the “*Warwick Basin*,” area of the adopted Middleton Town Centre Masterplan (2022).

Warwick Mill is a 5-storey brick built mill dating from the early 20th century with internal cast-iron frame with a water tower to the northeast corner rising 2 stages further. The frontage of the Mill spans 90m along Oldham Road. The main building has a flat roof with brick parapet, and incorporates a rope race and goods/service lift at the eastern end. An engine house and pump house adjoin the building at the south-western corner.

The mill was constructed in 1907, utilising cast iron columns and brick arches to support each of the large open plan machine floors. Each floor consists of forty x fourteen bays, with each bay containing a seven-light timber framed window. Externally the windows are separated by brick pilasters, and a continuous stone band runs below the first and fourth floor openings. There is brick detailing including corbelling to the windows, and an external wrought iron staircase on the rear elevation. A narrow strip of land, bound by historic wrought iron art nouveau style railings, separates the lower ground floor level of the building from the footway of Oldham Road.

The single-storey flat-roofed lodge building is located adjacent to the roundabout at the junction of Oldham Road and Ashton Lane and originally contained administrative offices to serve the mill. The building matches the mill in terms of style and materials, with similar stone banding, brick detailing and parapet to the roof.

Warwick Mill was one of a number of mills built as part of the last great mill building boom in the Lancashire textile industry after 1900; mills built at this time were significantly larger in floor area than their predecessors. Due to its tangible connection with significant industrial past of both Middleton and the wider

region, and its architecture and contribution to townscape, The Mill is included within the National List of Heritage Assets at Grade II.

London House is a six-storey office building dating from the 1960's constructed from brick with cladding and horizontally arranged fenestration. The site includes a large car park at the rear of London House and a parking area at the western end of the mill, both with access from Oldham Road, and additional space adjacent to the engine house, with access off Ashton Lane.

The area around London House predominantly falls within Flood Zone 3, with smaller areas around both London House and Warwick Mill set within Flood Zone 2.

PROPOSAL

Listed building consent is sought for works pertaining to the conversion of Warwick Mill to 135 apartments, commercial space to the ground floor, within the Engine Room and the Lodge building and the formation of parking at the lower ground floor.

Works necessary to convert the mill include:

- The creation of a new main entrance to the lower ground floor fronting Oldham Road
- Removal of external fire escape
- Replacement of windows
- Repairs across the external faces of the building
- Installation of lighting
- The creating of a roof extension
- Removal of telecommunications equipment
- Public realm proposals
- Formation of car parking to the lower ground floor
- Creation of a link between Warwick Mill and the first floor terrace of the new apartment block

Internal

Internal partitions to divide floor space for apartments

Creation of 2no. internal atria from upper ground floor through the existing roof

Re-use of the Engine House as a restaurant with the insertion of an internal mezzanine

Repair of existing rope race

This application accompanies an application for planning permission (ref. 23/00795/FUL) for the comprehensive redevelopment of the site through the demolition of London House and construction of an apartment building and conversion of Warwick Mill to provide residential apartments and commercial space.

RELEVANT PLANNING POLICY

National Planning Policy and Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (RCS):

The Core Strategy was formally adopted by the Council on 19th October 2016 and partially replaces the 2006 Unitary Development Plan. The following policies are relevant:

- SO3 Improving design, image and quality of place**
P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development
- DM1 General development requirements

Unitary Development Plan (UDP):

- G/D/1 Defined Urban Area**
EM/7 Development and Flood Risk
EM/8 Protection of Surface and Ground Water

Places for Everyone Joint Development Plan (PfE)

9. Places for People

- JP-P2 Heritage

RELEVANT SITE HISTORY

97/D34363

Change of use and conversion of existing mill building to factory outlet retailing with ancillary food and drink and leisure uses. Approved.

97/D34364 (LBC)

Internal and external alterations to listed building including demolition of detached lodge building. Approved.

07/D48614 and 07/D48615 (LBC)

Change of use and conversion of existing mill and associated building to 147 apartments and associated parking. Approved.

08/D51421 and D51422 (LBC)

Installation Of New Enlarged Loading Bay To Replace Existing And Internal Alterations To Goods Lift Area Of Engine Room

09/D52610 and 09/D52611 (LBC)

Use of part of lower ground floor as a community support centre including installation of new ramped access. Approved.

10/D53320 and 10/D53321 (LBC)

Renewal of 07/D48614 and D48615 for change of use and conversion of existing mill and associated building to 147 apartments and associated parking. Approved.

11/D54985 and 11/D54986 (LBC)

Change of use of part of first floor from storage (Use Class B8) to gymnasium (Use Class D2). Approved.

13/00418/FUL and 13/00419/LBC

Removal of 6 antennas and 5 equipment cabinets and installation of 9 antennas, 6 remote radio units and 4 equipment cabinets including ancillary equipment. Refused.

13/00932/FUL and 13/00933/LBC

Removal of 6 antennas and 5 equipment cabinets and installation of 6 antennas, 6 remote radio units and 4 equipment cabinets including ancillary equipment. Approved.

14/00428/RESI56

Prior notification for change of use of London House from offices (B1a) to residential (C3) comprising 53 apartments. Withdrawn.

14/00728/FUL and 14/00790/LBC

Replacement of existing antenna with new multi band antenna. Approved.

15/00279/FUL and 15/00280/LBC

Installation of 4 no. antennas upon the rooftop fixed to existing redundant mounting frame; 1 no. equipment cabinet to be sited upon the rooftop on freestanding steel platform with installation of cabling and other associated development. Refused.

15/00651/SO

Request for screening opinion in respect of the conversion of Warwick Mill and demolition of London House to provide predominantly wholesale showroom space for manufacturers of homeware and construction products to showcase their goods, including sales to members of the public, ancillary restaurants, cafes, Chinese emporium and food stalls, food store, outdoor events area, meeting facilities and product launch space, visitor and exhibition centre and business centre with associated services and car parking. EIA Not Required

15/01015/FUL

The demolition of London House and the conversion and renovation of Warwick Mill and the associated lodge building to provide a mixed use development comprising showrooms for the trading of wholesale and retail non-food goods, new food and drink outlets – Granted STC

15/01016/LBC

Internal and external alterations to the lower ground, upper ground, first, second & third floors and Lodge Building at Warwick Mill to facilitate the mixed use of the premises, comprising showrooms for the trading of wholesale and retail non-food goods – Granted STC

21/00869/FUL

Erection of security hoarding, fencing and gates around site perimeter (part-retrospective) – Granted STC

23/00795/FUL

Conversion and subdivision of Warwick Mill to 135 no. apartments (Use Class C3) and flexible commercial space (Use Class E) including works of demolition and formation of interior atria, parking at lower ground-floor level and demolition of London House – Pending Consideration

CONSULTATION RESPONSES

Conservation And Design

Summary of assessment of proposed works:

Subdivision

An important part of the character of the mill is its open plan form. The subdivision of the building to create residential units would result in less than substantial harm. However, given the deep floor plates, it is acknowledged that subdivision is essential to

achieving a workable residential scheme. The retention of relatively open floor plates at ground floors would help to mitigate against some of the harm.

Internal demolition

The proposal includes for the partial demolition of the existing floor plate to create two atria and staircases/lifts to provide vertical circulation. Given the deep floor plates, it is acknowledged that atria are required to provide light for the apartments and to enable the space to be used effectively. However, the insertion of atria and the subsequent loss of the historic floors, brick arches and columns would result in less than substantial harm to the significance of the heritage asset.

Roof extension

A new storey would be constructed onto the roof of the existing mill building. There would be some harm resulting from this, however, it would be set back from the parapet of the building and would be partially screened by this feature. Large scale details of this and confirmation of the materials to be used, are required by condition.

Entrance canopy and alterations

The scheme includes for a new entrance into the building. As part of these works three window bays would be removed and replaced with a single entrance door. A new metal canopy would be installed over. The removal of the windows and the insertion of a new entrance would result in some harm through the loss of historic fabric, and the disruption of the regular window pattern. However, the indicative plans show that the entrance would be a modest feature. While it would require the removal of some historic fabric, its minimalist design would complement the industrial heritage of the mill. Large scale details of the new canopy and entrance door, including samples of materials should be required by condition.

The entrance works would also result in the loss of a small area of the existing railings. This would also result in less than substantial harm to the significance of Warwick Mill. To partially mitigate this loss, a scheme should be proposed to repair and refurbishment the remaining railings and boundary wall. Opportunities should be taken to see if the railings can be used elsewhere.

Removal of the fire escape

The plans show the external fire escape to be lost removed. The loss of this feature, which is identified as being of medium significance, would result in less than substantial harm to the significance of the heritage asset. It would be preferable if this can be retained as part of the scheme. However, it is noted that an approved scheme from 2015 also showed this structure to be removed (15/01015/FUL and 15/01016/LBC refers).

Engine House

The proposal seeks to convert the Engine House into a restaurant. As part of the works, it is proposed to install a mezzanine floor. Existing openings are proposed to be reused and the existing rollershutter is proposed to be removed and replaced with a window. Along the western elevation, new doors are proposed below the existing full height windows.

The removal of the rollershutter is welcomed, as is the reinstatement of brickwork. There are some concerns regarding the use of brickslips on the eastern elevation and the reason for their use, rather than normal brickwork needs to be clarified. Samples of materials should be required by condition.

There would be some harm from the changes to the fenestration along the western elevation. This could be partly mitigated by appropriate detailing.

A condition is required to ensure that existing finishes are retained wherever possible. A condition is also required regarding the location and fixing of the mezzanine, as this is not clear from the sections or elevations. It is important that this feature is designed so as to minimise interference with existing openings and finishes within the engine house.

Lodge

As part of the proposal the Lodge (office building), on the corner of Oldham Road and Ashton Lane, is proposed to be converted into a restaurant. Some changes to the fenestration are proposed along the internal elevation, as well as new steps and a balustrade. There would be some minor harm from loss of historic fabric and the changes. This could be partially mitigated by appropriate detailing.

Window schedule

The existing windows are timber and would appear to be original to the building. The heritage statement considers them to be of medium significance. It is acknowledged that many of the windows are in very poor condition, and some have been lost altogether. The loss of further historic fabric would result in some harm. However, the reinstatement of aluminium windows to match the existing pattern throughout the building would have a positive impact on the building's appearance, subject to the agreement of appropriate detailing.

Internal and external alterations

Brick arches and columns - It is understood that the existing brick arches and columns would be retained throughout the building, other than in the areas proposed for the atrium. Within the apartments the arches and columns would be covered in the bedrooms. This is a change from the pre-application enquiry, which originally proposed for a greater level of demolition of arches and columns. The greater level of retention of these features is welcomed. A scheme is required for their protection and repair.

Nevertheless the loss of some of these features, which are identified as being of very high significance within the heritage statement, would result in a significant amount of less than substantial harm to the significance. A scheme should also be proposed for the reuse of the columns which are being removed.

Link to new Loom building

As part of the works a new link between the Mill and the Loom building is proposed. As there is an element of demolition, there would be some harm through the loss of historic fabric. Large scale details of this and the design, will be critical to its acceptability and should be required by condition.

Other works

Rope race – this feature is identified as being of very high significance within the heritage statement and viewing areas are proposed to allow residents to view the structure. The retention and refurbishment of this feature is welcomed and would be a heritage benefit. To secure these benefits a scheme for the refurbishment and repair of the rope race will be required by condition.

Door schedule – existing historic doors should be retained wherever possible. Where they are no longer suitable (for example if they do not comply with fire regulations), they should be retained and pinned open.

Joint Committee Of National Amenity Societies

No comments received to date

Historic England

No comments received to date

REPRESENTATIONS

Letters of notification were sent to all surrounding properties, a site notice was placed in the vicinity of the site and an advert was issued in the local press. No responses were received.

ANALYSIS

Heritage

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority shall 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.

Paragraph 197 of the NPPF states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 of the NPPF states that in considering the impact of a proposed development, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration of a heritage asset and as they are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional.

Paragraph 201 of the NPPF directs that where a proposal would 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.

The listing description of the building is confirmed below:

II Cotton mill. 1907. By G. Stott of J. Stott and Sons. Red brick with internal cast-iron frame. Total of 40 x 14 bays with 5 storeys (and basement) and an engine-house attached at rear. Continuous sill band to first and fourth floor, machicolated eaves frieze and stepped brick detail above fourth floor windows. Other windows are set between plain brick pilasters; all frames have been replaced. The water-tower rises 2 stages above the stone-coped parapet having 3 windows with tripartite keystones which are keyed into a stone band, the name of the mill in white glazed tiles on the upper stage, an eaves cornice, and a brick parapet in front of a steep pyramidal roof with iron crowning. It is

balanced at the other corners by brick pilasters and a pierced parapet rising above a stone cornice. The 4 x 1-bay engine-house has semi-circular-arched stone-dressed openings with archivolt and tripartite keystones as well as stone bands, corner pilasters and a coped parapet above a stone cornice. The engine has been removed but glazed wall tiling remains. The internal structure uses a twin jack-arch system on cylindrical cast-iron columns. The front railings incorporate Art Nouveau motifs.

Submitted with the application is a Heritage Statement which describes the significance of the building and its key findings are summarised below: -

- Internal features including the main spinning hall to each floor, brick vaulted ceilings, iron supporting columns, rope race & in-situ winding machinery and cast iron access staircase are considered to be of very high significance;
- Decorative features, tiles and motifs where in good order, external doorways and ancillary accommodation are of high significance;
- External elevations, water tower & railings are considered to be of very high significance;
- Engine House, Lodge/Office building are of high significance;
- Window, staircases, corridors, external flooring, boundary walls and fire escape are of medium significance;
- Brick garage is of low/negative significance.

Assessment of Harm to the Listed Building.

Internal Works – Internal partitions, Atria, Mezzanine to Engine House

The internal works relating to the conversion of the Mill primarily comprise the internal partition of the floor plate and demolition through the existing floor plate to create an internal atria.

The internal volumes of the building are deemed to be of high significance given their readily legible plan form of a late-industrial mill. Both the internal demolition works to create atria and the subdivision of the floor plate would result in less than substantial harm to the significance of the mill to a moderate to high degree. Such works are however considered necessary to convert the building given the deep floor plate in order to serve habitable rooms with adequate light and outlook.

The internal mezzanine within the engine room would cover approximately half of the floor area of the engine room set against the northern and western walls. Full details of the method of fixing and exact position of the mezzanine have not been submitted, however the Council's Conservation Officer considers that such details can be conditioned in order to ensure an appropriate integration with the listed building. Appropriate details would comprise a reversible scheme, subject to which this feature would result in an overall neutral impact.

External Works – Roof Extension, Main Entrance, Link to adjacent development, Removal of Fire Escape, Replacement Windows & Demolition

The erection of a roof extension would, from medium to long range views within the adjacent Middleton Town Centre, be the most prominent works carried out to the listed Mill. The canopy is to be of a lightweight metal construction with an ETFE polymer roof over the void of the atria below, being set back from the parapet of the mill. Given the overall low profile and setback from the parapet and appropriate materiality and large

scale details to be secured via condition, the overall impact on the significance of the mill would be a relatively low degree of less than substantial.

The placement of a new entrance at the Oldham Road frontage of the building at lower ground floor level includes the removal of 3no. bays of windows and a section of the boundary wall and railing to accommodate a new canopy and recessed glazed entrance. The metal canopy would complement the industrial character of the Mill, however the works would inevitably lead to less than substantial harm through the loss of historic fabric.

The accompanying planning application includes the development of a 10-storey block on the site of London House. This application includes the installation of a glazed link to the first floor terrace of the new building which requires the removal of a window to the west facing elevation of the Mill at first floor level. Such interventions would result in the loss of historic building however the level of harm can be minimised through the submission of appropriate details to be secured via condition.

The existing timber windows across the Mill appear to be original to the building. The majority of windows are in poor condition or have been lost entirely. It is not possible to retain existing windows in order to provide appropriate internal conditions for occupiers and building users in addition to energy efficiency objectives. The replacement of windows with appropriate aluminium framed units would provide an enhancement to the significance of the Listed Building.

The application also seeks the removal of an existing external fire escape to the rear elevation. The loss of this feature would result in less than substantial harm, however such works have previously been approved under application ref. 15/01015/FUL and 15/01016/LBC.

Various works of demolition are to take place externally to create an access for the lower ground-floor parking and fire escapes. Such works are located in visually insensitive locations and are necessary to carry out the development.

There are also a number of alterations to existing openings, predominantly relating to the engine room, with the removal of a large roller shutter to the southern elevation and the breaking out of brick surrounding existing windows to the west elevation. Each opening would be replaced with windows to match existing openings, subject to appropriate conditions which, would result in an enhancement to the significance of the building.

The Lodge building, which is set to the east of the site against the Oldham Road roundabout is proposed to be re-used as a restaurant which includes alterations to fenestration in addition to new steps and a balustrade, which whilst limited in scale, would give rise to a low degree of less than substantial harm.

Miscellaneous Works – Repairs, Removal of Telecommunications Equipment, Public Realm, Repair of Rope Race, Lighting

Various repair works are required across the building ranging from brickwork and stonework repair, repointing, cleaning, of elevations and boundary treatments, restoration of the art nouveau style iron railings, refurbishment of the rope race and rainwater goods. Such works, if carried out to an appropriate standard which is able to be controlled via condition, would result in an enhancement to the significance of the listed Mill.

The water tower currently accommodates a plethora of predominantly redundant telecommunications equipment including radios, satellites and frames. The removal of the equipment would eliminate visual clutter from the most prominent feature of the building and provide a moderate enhancement to the significance of the listed building.

Various lighting is to be installed across the building for security and visual amenity purposes. The design of lighting fixtures and illuminance is to be controlled via condition to ensure an enhancement to the significance of the listed mill.

Summary of Harm

Less than substantial harm arises predominantly from the internal subdivision of spaces and creation of internal atria, and also through the creation of a front entrance and roof extension and works to the lodge building. Enhancements are provided across the building primarily through the reinstatement of original features or repair

Taken cumulatively the proposals would give rise to less than substantial harm to a low to moderate degree. As required by NPPF paragraph 207, where a proposal would 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; within this context paragraph 205 great weight should be given to the asset's conservation irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

An extensive analysis of the public benefits arising from the proposals are set out in the accompanying full planning application. For the sake of brevity a summary of the relevant benefits are provided below:

- Restoration of a longstanding vacant and rapidly-declining listed building and securing of the buildings long-term future under its optimum viable use.
- The delivery of a strategically important site adjacent to the designated town centre which will provide a substantial contribution to the realisation of the Middleton Town Centre Masterplan and provide significant regeneration benefits.
- The supply of new homes in a sustainable location and the introduction of a quality and form of housing which is not available within Middleton Town Centre. These homes are of a bespoke design to best respond to the site context and have a good provision of amenity space and have strong sustainability credentials.
- Greater accessibility will be created for both the Mill and Wince Brook which will benefit local residents who wish to enjoy local heritage and make use of the attractive, landscaped river corridor.
- The provision of a greater range of high quality commercial spaces of which comparable units cannot be found in Middleton Town Centre
- The regeneration of a major brownfield site at an edge-of-centre location with good access to existing public transport infrastructure, amenities and jobs.
- Economic benefits through the creation of jobs during the construction phases and through increased population and spending power in the local area.

Whilst the planning application also relates to the development of a 10-storey apartment block on the adjacent site of London House, the two buildings are intrinsically linked as one cannot be delivered without the other due to the harmful impact on the setting of Warwick Mill arising from the new building, and the cross subsidising effect which it would provide. Thus, the benefits outlined above are considered relevant to this application for Listed Building Consent.

The public benefits attached to the scheme are substantial, and are considered to clearly and demonstrably outweigh the less than substantial harm identified. Therefore, the works outlined are considered to comply with the requirements of Policy P2 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Regard has also been had to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of having special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses; whilst works are overall harmful, they are considered to be robustly justified and mitigated through appropriate design.

RECOMMENDATION

GRANT subject to the following conditions

1 Time Limit

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 Plans

This consent relates to the following plans and documents:-

- Site Location Plan Drawing ref. WM-SP-001;
- Site Plan LGF Drawing ref. WM-EH 010 rev. P1;
- Site Plan UGF Drawing ref. WM-EH 011 rev. P1;
- Existing Plan The Lodge Drawing ref. LO-EX 101;
- Flood Risk Plan – Areas ref. TL-FR-101;
- Demolition Plan The Lodge ref. LO-DM 102;
- Demolition Plan and Elevations The Lodge ref. LO-DM 102;
- Warwick Mill LGF demolition Drawing ref. WM DM-101;
- Warwick Mill UGF demolition Drawing ref. WM DM-102 ;
- Warwick Mill 1F demolition Drawing ref. WM DM-103;
- Warwick Mill 2F demolition Drawing ref. WM DM-104;
- Warwick Mill 3F demolition Drawing ref. WM DM-105;
- Warwick Mill 4F demolition Drawing ref. WM DM-106;

- Warwick Mill Roof Plan demolition Drawing ref. WM DM-107;
- Warwick Mill Section A-A demolition Drawing ref. WM DM-201;
- Warwick Mill Section B-B demolition Drawing ref. WM DM-202;
- Warwick Mill Section C-C demolition Drawing ref. WM DM-203;
- Warwick Mill North Elevation demolition Drawing ref. WM DM-301;
- Warwick Mill South Elevation demolition Drawing ref. WM DM-302;
- Warwick Mill East Elevation demolition Drawing ref. WM DM-303;
- Warwick Mill LGF Existing Drawing ref. WM EX-101;
- Warwick Mill UGF Existing Drawing ref. WM EX-102;
- Warwick Mill 1F Existing Drawing ref. WM EX-103;
- Warwick Mill 2F Existing Drawing ref. WM EX-104;
- Warwick Mill 3F Existing Drawing ref. WM EX-105;
- Warwick Mill Roof Plan Existing Drawing ref. WM EX-106;
- Warwick Mill Proposed Detail Section Through Roof ref. WM RD-501
- Warwick Mill Section A-A Existing Drawing ref. WM EX-201;
- Warwick Mill Section B-B Existing Drawing ref. WM EX-202;
- Warwick Mill Section C-C Existing Drawing ref. WM EX-203;
- Warwick Mill North Elevation Existing Drawing ref. WM EX-301;
- Warwick Mill South Elevation Existing Drawing ref. WM EX-302;
- Warwick Mill East Elevation Existing Drawing ref. WM EX-303;
- Warwick Mill West Elevation Existing Drawing ref. WM EX-304;
- Warwick Mill LGF Proposed Drawing ref. WM PA-101;
- Warwick Mill UGF Proposed Drawing ref. WM PA-102;
- Warwick Mill 1F Proposed Drawing ref. WM PA-103;
- Warwick Mill 2F Proposed Drawing ref. WM PA-104;
- Warwick Mill 3F Proposed Drawing ref. WM PA-105;
- Warwick Mill 4F Proposed Drawing ref. WM PA-106;
- Warwick Mill Roof Plan Proposed Drawing ref. WM PA-107;
- Warwick Mill Section A-A Proposed Drawing ref. WM PA-201;
- Warwick Mill Section B-B Proposed Drawing ref. WM PA-202;
- Warwick Mill Section C-C Proposed Drawing ref. WM PA-203;
- Warwick Mill Section D-D Proposed Drawing ref. WM PA-204;
- Warwick Mill North Elevation Proposed Drawing ref. WM PA-301;
- Warwick Mill South Elevation Proposed Drawing ref. WM PA-302;
- Warwick Mill East Elevation Proposed Drawing ref. WM PA-303;
- Warwick Mill West Elevation Proposed Drawing ref. WM PA-304;
- Warwick Mill Detail Section Roof Proposed Drawing ref. WM RD-501;
- Warwick Mill Unit Studios Proposed Drawing ref. WM-AP-501;
- Warwick Mill Units 1 + 2 Bed Proposed Drawing ref. WM-AP-502;

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

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works, and 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

3 Iron Columns and Brick Arches

No works to the internal iron columns or vaulted brick arches shall take place until such time as a method statement which covers the treatment of columns and arches has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following:

- a) A written methodology for the demolition and making good of the internal atria; and,
- b) Cross sectional drawings at a scale of not less than 1:50 in order to demonstrate any physical measures necessary to make good.
- c) Details of how structures are protected during works including both temporary and permanent structural support; and,
- d) Details of where such features are to be covered.

The works shall be carried out in accordance with the approved details prior to the first occupation of the Mill, or in accordance with timings/phasing which have first been submitted to and 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.

4 Repair and Refurbishment of the Rope Race

No works to the Rope Race shall take place until such time as a method statement detailing the repair and refurbishment of the Rope Race has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved method statement prior to the final occupation of the building.

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 Large Scale Details of Windows, External Doors, Roof Lanterns etc.

No works for the replacement or insertion of any windows or external doors on Warwick Mill or the Lodge shall take place until such time as full product specifications for the replacement windows including large scale elevations and sections of reveals at a scale of not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, windows shall be constructed from timber or aluminium. The works shall be carried out in accordance with the approved details thereafter.

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 Protection of Columns within the Lower Ground Floor

No works to the lower ground floor shall take place until such time as details of the method of protection including drawings of any physical measures at a scale not less than 1:50 have been submitted to and approved in writing by the Local Planning Authority. The protection measures shall be installed in accordance with the approved details prior to any works taking place to the lower-ground floor.

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 Large Scale Details of the Mezzanine within the Engine House

No works to install the mezzanine within the Engine House of Warwick Mill shall take place until such time as drawings of the detailed design of the platform, at a scale of not less than 1:50 which include details of junctions and existing features have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to the first occupation of the Mill.

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 Large Scale Details of Roof Terraces and Entrance Canopies

No works to install any roof terraces or entrance canopies to Warwick Mill shall take place until such time as a detailed specification of any works has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:

- a) Details of the balustrade design including details of fixings;
- b) Details of damp-proofing & drainage; and,
- c) Details of materials and fixings for any canopy.

No part of any phase of the development which includes Warwick Mill shall be occupied until such works have been carried out in accordance with the duly approved scheme.

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.

9 Repair and Refurbishment of Existing Boundary Wall and Railing

No works to repair or refurbish any existing boundary walls and railings shall take place until such time as a detailed scheme for their restoration has been submitted to and approved in writing by the Local Planning Authority. Such details shall include but not be limited to:

- a) Details of protection of boundary walls during construction works;
- b) A detailed methodology for the repair of any stonework including any cleaning;
- c) A detailed methodology for the repair of any brickwork;
- d) A detailed methodology for the repair of any metalwork; and,
- e) Details of the mortar mix for any repointing works.

No part of any phase of the development which includes Warwick Mill shall be occupied until such works have been carried out in accordance with the duly approved scheme.

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.

10 Stairs and Lifts

No works to install any staircases or lifts within Warwick Mill shall take place until such time as a detailed scheme for the design and construction of such features has been submitted to and approved in writing by the Local Planning Authority. No part of any phase of the development which includes Warwick Mill shall be occupied until such works have been carried out in accordance with the duly approved scheme.

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.

11 The Link Between Warwick Mill and the Loom

No works for the construction of the link between Warwick Mill and the Loom shall take place until such time as a detailed scheme for the construction and installation of such feature has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:

- a) Details of materials; and,
- b) Details of any junctions and fixings.

The development shall be carried out in accordance with the duly approved details prior to the first occupation of the Loom building.

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.

12 Flues, Chimneys Etc.

No works to Warwick Mill shall take place until such time as full details of the design and placement of any pipework, flues and chimneys have been submitted to and approved in writing by the Local Planning Authority. Any submission shall include a full detailed specification of any externally mounted feature and include scaled drawings at a scale of not less than 1:50 where necessary. The development shall be carried out in accordance with the duly approved scheme thereafter.

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.

13 Removal of Telecommunications Equipment

Prior to the first occupation of Warwick Mill, details of the removal of existing telecommunications equipment to the roof and parapet walls of Warwick Mill a scheme for making good shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with details prior to the first occupation of the Mill.

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.

14 Roof Extension

No works to Warwick Mill shall take place until such time as details of the construction of the roof extension has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:

- a) Details of materials;
- b) Details of windows and doors including product specification and reveals;

- c) Details of any structural work; and,
- d) Details of any junctions or fixings.

The development shall be carried out in accordance with the duly approved details thereafter.

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.

15 Access Ramp Build Up

No works to Warwick Mill shall take place until such time as details of the construction of the access ramp build up has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include details of the materials to be used and large scale drawings at a scale of not less than 1:50.

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.

16 Repairs and Finishes

No works shall take place until such time as a full schedule of repairs and finishes not covered within other conditions of this consent has been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters, including scaled drawings at a scale of not less than 1:50 where necessary:

- a) Photographic survey of areas to be repaired;
- b) A description of the repair works or any making good required including details of finishes; and,
- c) A methodology for carrying out the repairs

The repair works shall be carried out in accordance with the approved details prior to the first occupation of the Mill, or in accordance with timings/phasing which have first been submitted to and 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.

17 Door Schedule

No works to any doors shall take place until such time as a door schedule has been submitted to and approved in writing by the Local Planning Authority. Any

submission shall include the following matters:

- a) A photographic survey of all doors;
- b) A detailed methodology of repairs to any doors to be retained;
- c) Details of how any doors are to be retained in-situ; and,
- d) A product specification and scaled drawings at a scale of not less than 1:50 of any replacement doors

The works shall be carried out in accordance with the approved details prior to the first occupation of the Mill, or in accordance with timings/phasing which have first been submitted to and 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.

18 Rainwater Goods

No works to rainwater goods shall take place until such time as a details of their repair and replacement where necessary, have been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters:

- a) A survey of existing rainwater goods
- b) A detailed methodology for the repair of existing rainwater goods to be retained; and,
- c) A product specification and scaled drawings of any replacement rainwater goods including details of their materiality, sectional profile and the method of fixing.

The works shall be carried out in accordance with the approved details prior to the first occupation of the Mill, or in accordance with timings/phasing which have first been submitted to and 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.

19 Masonry Cleaning & repairs

No works to any internal or external masonry shall take place until such time as details of their repair, replacement and any cleaning have been submitted to and approved in writing by the Local Planning Authority. Any submission shall include the following matters:

- a) A sample panel for new and re-built areas of brickwork (which is to match the existing brickwork adjacent in respect of dimensions, colour, texture, face bond and pointing);
- b) A sample panel in an inconspicuous position of any brick cleaning with

- the methodology recorded; and,
- c) Details of repointing including the extent of the works and details of the mortar mix.

The works shall be carried out in accordance with the approved details prior to the first occupation of the Mill, or in accordance with timings/phasing which have first been submitted to and 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.

20 Service Runs

No works to install or alter any services shall take place until such time as the position, type and method of installation of all new and relocated services and related fixtures have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to the first occupation of the Mill, or in accordance with timings/phasing which have first been submitted to and 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.

21 Structural Survey

The works to Warwick mill shall be carried out in accordance with the approved structural report and the recommendations contained therein by MHA Structural Design re.f 21008 rev.A dated 13th July 2023.

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

Notes for Applicant: