



SPELTHORNE
MEANS BUSINESS



17/01143/FUL and 17/01144/LBC.

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Planning Committee

07 February 2018



Application Nos.	17/01143/FUL & 17/01144/LBC		
Site Address	Staines Town Hall, Market Square, Staines-upon-Thames		
Proposal	<p><u>17/01143/FUL</u> Change of use from pub/restaurant use (Use Class A3/A4) to 13 residential units comprising 2 no. studio flats, 6 no. 1-bed flats and 5 no. 2-bed flats, and associated alterations.</p> <p><u>17/01144/LBC</u> Listed building consent application for internal and external alterations to facilitate the conversion of existing building to 13 flats.</p>		
Applicant	Finer Limited		
Ward	Staines		
Call in details	N/A		
Case Officer	Paul Tomson		
Application Dates	Valid: 20/07/2017	Expiry: 19/10/2017	Target: Agreed extension of time.
Executive Summary	<p>These planning and listed building consent applications seek the conversion of the building from a pub/restaurant use to 13 no. residential units. It is acknowledged that the proposed works will cause some harm to the listed building, particularly the internal subdivision of the existing main hall and Debenham Room. However, the building has been empty for several years and is deteriorating. The applicant has marketed the building on a number of occasions over the last few years and a long term viable commercial/leisure use has not been secured. Historic England has no objection to the application on heritage grounds and advises that the local planning authority should weigh the harm of the proposed scheme against the public benefits of the proposals. The proposed residential conversion will bring the building back into a viable use and ensure that it is restored and maintained. It is considered that the benefit bringing the building back into a viable and long term use, and the consequent restoration, outweighs the harm that the residential conversion will cause to the listed building. The proposal also preserves and enhances the conservation area and is acceptable on transportation and flooding grounds. It also has an acceptable impact on the amenity of</p>		

	surrounding residential properties.
Recommended Decisions	The planning and listed building consent applications are recommended for approval.

MAIN REPORT

1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- LO1 (Flooding)
- HO1 (Providing for New Housing Development)
- HO4 (Housing Size and Type)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- EN5 (Buildings of Architectural and Historic Interest)
- EN6 (Conservation Areas, Historic Landscapes, Parks and Gardens)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

1.2 It is considered that the following saved policies in the Borough Local Plan 2001 are relevant to this proposal:

- BE26 (Archaeology)

2. Relevant Planning History

92/00407/FUL	Change of use of Town Hall and residential flat to arts and community centre with associated repairs and alterations and formation of external access ramp.	Approved 19/08/1992
92/00012/LBC	Alterations to entrance area, excavation of new basement, alterations and renewal of services, general repairs and decoration to accommodate formation of arts and community.	Approved 14/07/1992
04/00906/FUL	Conversion to Class A3 (Food and Drink) with associated alterations.	Approved 10/12/2004
04/00913/LBC	Listed Building Consent for the conversion to	Approved

	Class A3 (Food and Drink) with associated alterations.	26/04/2004
16/01197/FUL	Change of use from a pub/restaurant use (Class A3/A4) to 14 residential units, Comprising 2 studio flats, 7 no. 1 bed flats and 5 no. 2 bed flats with underground car park and associated alterations.	Withdrawn 28/06/2017
16/01198/LBC	Listed Building Consent for internal and external alterations to facilitate conversion of existing building into 14 flats including demolition of part of western elevation to provide access to basement car park.	Withdrawn 28/06/2017

3. Description of Current Proposal

- 3.1 The application relates to Staines Town Hall, which is a Grade II listed building located on the southern side of Market Square in Staines town centre and within Staines conservation area. The building has been empty for several years and its condition is deteriorating. With the exception of a brief period in 2014 when a restaurant was operating on the site, the building has been empty since 2012. In 2004, planning permission and listed building consent was granted to convert the building to a restaurant/pub use and the building was occupied for this purpose up until 2012.
- 3.2 To the north of the site is Market Square with Clarence Street beyond. There are several other listed buildings in the vicinity including the War Memorial, Cygnet House, the 2 no. telephone kiosks located outside the Town Hall, and the Blue Anchor. To the south of the site is the former Staines Fire Station, which is a listed building. Also to the south is a vacant piece of land surrounded by hoarding. The River Thames and the towpath is located further to the south. To the east are the Memorial Gardens and the Staines Conservative Club. To the west is the residential development of Colnbridge Close.
- 3.3 The site is located within an area liable to flood (part Flood Zone 2, part Flood Zone 3a). The site and the surrounding area is located with an Area of High Archaeological Potential.
- 3.4 The proposal involves the change from pub/restaurant use (Use Class A3/A4) to 13 residential units comprising 2 no. studio, 6 no. 1-bed and 5 no. 2-bed flats. The scheme will involve the installation of new internal walls and floors to enable the interior to be converted into 13 separate units. However, many of the proposed rooms on the upper floors will have full floor to ceiling room heights so to expose the original ceiling and its associated features. The existing basement will be used as an ancillary gym. The bin store will also be located in the basement. There will be very limited alterations to the external parts of the building. The main changes involve the existing blocked windows to be re-opened. This include the re-opening of the large arched blocked windows on the southern riverside elevation. In addition, the existing modern

pedestrian ramp on the western side of the building is to be removed and alterations are to be carried out to the existing lightwell to provide more light to the ancillary gym. There will be no car parking spaces proposed. All of the units will be occupied as market housing.

3.5 The proposal differs from the previous application in that the number of units has been reduced from 14 to 13. In addition, the previous conversion of the basement to a car park and the creation of a new basement ramp and opening on the western elevation has been removed. Consequently, there are now no parking space proposed on the site.

3.5 Copies of the proposed plans are provided as an Appendix.

4. Consultations

4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objection subject to conditions
Historic England	No objection on heritage grounds. The harm associated with the subdivision will need to be weighed against the public benefit of the scheme (This is discussed in detail below).
Conservation Officer	No objection
Environmental Health (Pollution)	No objection subject to a condition relating to contaminated land
Sustainability Officer	No objection
Neighbourhood Services	No objection
Tree Officer	No objection
Victorian Society	Raises an objection
County Archaeologist	No objection
Crime Prevention Officer	Any comments will be reported orally at the meeting.
Environment Agency	No objection subject to a condition
Thames Water	Any comments will be reported orally at the meeting.

5. Public Consultation

5.1 68 properties were notified of the planning application. A site notice was displayed and notice was provided in the local press. Six letters of objection have been received, including one from the Staines Town Society and one from SCAN (Spelthorne Committee for Access Now). Comments include: -

- Concern about disabled access, particularly as the front entrance is accessed via steps.

- Concern about the impact on the adjacent old Fire station site.
- Lack of car parking. Concern that cars parked on the adjacent land could impede access to Colnebridge Close.
- The Town Hall (and adjacent old Fire Station and gardens behind should be returned to public leisure use.
- The windows inserted into the rear elevation will overlook the adjacent land. Concern about access during construction.
- An opportunity has been missed to redevelop the whole of this area (*Officer note: the surrounding land is within separate ownership*).
- Concern that the gym in the basement will become a commercial enterprise.

6. Planning Issues

- Principle
- Listed building
- Impact on the conservation area
- Amenity space
- Impact on neighbouring properties
- Parking
- Flooding

7. Planning Considerations

Principle

- 7.1 The site is located within the urban area and was previously used as a public house/restaurant. It is not within a designated Employment Area. The principle of converting the building to provide 13 flats is therefore considered acceptable.

Need for Housing

- 7.2 In terms of the need for housing, it is relevant to have regard to paragraph 47 of the National Planning Policy Framework (NPPF) which states: “When considering planning applications for housing local planning authorities should have regard to the government’s requirement that they boost significantly the supply of housing and meet the full objectively assessed need for market and affordable housing in their housing area so far as is consistent with policies set out in the National Planning Policy Framework (NPPF) para 47.
- 7.3 The government also requires housing applications to be considered in the context of the presumption of sustainable development. Relevant policies for the supply of housing cannot be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable site (para 49 of NPPF).
- 7.4 The Council has embarked on a review of its Local Plan and accepts that the housing target in its Core Strategy and Policies DPD-Feb 2009 of 166 dwellings per annum is significantly short of its latest objectively assessed need of 552-757 dwellings per annum (Para 10.42 – Strategic Housing Market Assessment – Runnymede and Spelthorne – Nov 2015). On the basis

of its objectively assessed housing need the Council is unable to demonstrate a five-year supply of deliverable sites.

- 7.5 However, the objectively assessed need figure does not represent a target as it is based on unconstrained need. Through the Local Plan review the Borough's housing supply will be assessed in light of the Borough's constraints which will be used to consider options for meeting need. Once completed, the Borough's up to date Strategic Land Availability Assessment will identify further opportunity sites for future housing development that can then be considered for allocation in the new Local Plan. This will also form the basis for a revised 5-year housing land supply figure.
- 7.6 Para 14 of the NPPF stresses the presumption in favour of sustainable development and that proposals which accord with a development plan should be approved without delay. When the development plan is absent, silent or relevant policies are out of date, permission should be granted unless *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework taken as a whole or specific policies in this Framework indicate development should be restricted.'* This application must be considered having regard to the above requirements of Para 14 of the NPPF."
- 7.7 Having regard to the proposed development and taking into account the above and adopted policy HO1 which encourages new development, it is considered that particular weight should be given to the merits of this development.

Listed Building

- 7.8 Policy EN5 of the Core Strategy and Policies DPD 2009 (CS & P DPD) states that the Council will seek to preserve its architectural and historic heritage by requiring alterations and extension to listed buildings to respect the host building in terms of scale, design, and use of materials, and the retention of the structure and any features of special historic or architectural importance. The policy also seeks to retain listed buildings in the use for which they were designed and built normally only allowing changes of use where necessary to achieve the restoration or preservation of a building and where the character of the building and the amenities of the area are maintained.
- 7.9 There is a statutory duty of the Local Planning Authority under the Listed Buildings Act 1990 (Section 66) when dealing with a planning application. It states that *"In considering whether to grant planning 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"*.
- 7.10 The existing building has been empty for several years. With the exception of a brief period in 2014 when it was used as a restaurant, the building has been vacant since 2012. The condition of the listed building is deteriorating and there is concern that unless a viable long term use is found the condition of the building will continue to deteriorate. The Council's Conservation Officer has made some comments on this issue: -

“Clearly the peculiar configuration of the internal spaces are uniquely suited to the municipal requirements of a hundred years ago, and realistically are not suited to the variety of alternative uses attempted over many years. If the purest conservation approach to the interior spaces are blindly persisted with, the inevitable fate of this building will be a long term ‘building at risk’ albeit possibly wind and weather proof, but a constant negative feature on the conservation area, and of detriment to the settings of many other listed buildings in the immediate vicinity. Despite minimum essential maintenance, informed opinion will confirm that in an unused state original fabric within the building will steadily deteriorate.”

- 7.11 It is recognised that the proposed subdivision of the existing main rooms of the Town Hall will cause significant harm to the interior of the listed building. However, this needs to be balanced against the substantial benefits that the development will bring. These include the restoration of the listed building, bringing the building back into use and securing its long term future. The applicant has demonstrated in a Supplementary Report dated November 2017, which provides marketing evidence over the last few years, that an alternative use (i.e. non-residential) that avoids subdividing the interior has not been achieved. Historic England was consulted on the applications and following the receipt of the applicant’s supplementary marketing report, has raised no objection on heritage grounds. They state that there is clearly a public benefit in bringing the building back into active use, and residential conversion is probably the only way of achieving this in the current market. Historic England comments further that in determining this application the Local Planning Authority:

“should bear in mind the statutory duty of section 16(2) 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”.

Furthermore, the Council’s Conservation Officer states that:

“I strongly support this scheme and applaud the way in which many of the internal features such as the small staircases have been retained in their original use.”

It is considered that the substantial benefits of securing the long term future and restoration of the building clearly outweigh the significant harm to the interior of the building. Accordingly, the proposed subdivision to residential is considered on balance to be acceptable.

- 7.12 The proposed changes to the exterior of the listed building will be minimal (mainly the re-opening of blocked windows and removal of the modern ramp) and are considered acceptable. It is also considered that the proposal will not adversely affect the setting of the existing listed buildings of the 2 no. telephone kiosks, the old fire station, and the other listed buildings in the area.

Impact on the Staines Conservation Area

- 7.13 Policy EN6 of the Core Strategy and Policies DPD 2009 (CS & P DPD) states that the Council will require the retention of buildings and other features that are important to the character of the Conservation Area. It also states that the Council will apply its policies in a more flexible way where justified to ensure

the preservation and enhancement of a conservation area. It is also important to note that the Local Planning Authority has a statutory duty under Section 72 of the Listed Buildings Act 1990 when dealing with a planning application to give “*special attention to the desirability of preserving or enhancing the character or appearance of a conservation area*”.

- 7.14 It is considered that the proposal will make a positive contribution to the Staines Conservation Area and will preserve and enhance its character and appearance. The alterations to the external appearance of the building are very limited. Restoring the building and bringing it back into use will bring more activity to Market Square. The Council’s Conservation Officer and Historic England have raised no objection in terms of the development’s impact on the conservation area and is acceptable.

Amenity Space

- 7.15 With the exception of the use of the existing first floor balcony for Flat 12, none of the proposed units will have private amenity space. Also, there will not be any communal garden space provided on the site for the benefit of the new occupiers. However, the building is located within a sustainable town centre location and adjoins the Memorial Gardens, Market Square, and the River Thames, which all provide high quality and substantial open spaces. Consequently, it is not considered that the application should be refused on the grounds that insufficient amenity space is provided specifically on the application site.

Impact on neighbouring properties

- 7.16 Policy EN1 of the CS & P DPD states that proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook. Also of relevance is the Council’s SPD on the Design of Residential Extensions and New Residential Development.
- 7.17 The impact on neighbouring properties is considered acceptable. There will be no extension to the existing building and it is considered that the noise and general activity associated with the proposed residential use will be no greater compared to the former use as a public house/ restaurant. Moreover, it is not considered there would be an adverse overlooking effect in relation to the existing residential properties in Colnebridge Close and other properties in the area.
- 7.18 It is noted that 2 letters of objection have been received from the owner of the vacant piece of land to the rear of the building. Issues raised relate to the proposed re-opening of the existing blocked-up windows in the rear elevation, the consequent overlooking, possible impact this could have on the potential redevelopment of the adjacent land, possible boundary infringements and access over the adjacent land during construction. Whilst the comments are noted, it is not considered that there are sufficient grounds to justify refusal on these grounds. The overlooking impact needs to be assessed in relation of the existing situation and the proposal’s impact on the adjacent piece of

vacant land will be very limited. The issues relating to the possible infringement of the boundary and access rights to the rear of the building are not planning matters and cannot be taken into consideration with these applications.

Parking Provision

- 7.19 Policy CC3 (Parking Provision) of the CS & P DPD states that the Council will require appropriate provision to be made for off-street parking in development proposals in accordance with its maximum parking standards.
- 7.20 On 20 September 2011 the Council's Cabinet agreed a 'Position Statement' on how Policy CC3 should now be interpreted in the light of the Government's recent parking policy changes. The effect of this is that the Council will give little weight to the word 'maximum' in relation to residential development when applying Policy CC3 and its residential parking standards will generally be applied as minimum (maximum parking standards continue to be applicable in relation to commercial development). The supporting text to the Parking Standards stipulates a number of important exceptional situations where a reduction in parking will only be allowed. One of these situations includes town centre locations where the reduction in parking will be assessed against the distance from a "public transport node", frequency of public transport, availability of pedestrian and cycle routes, and the range and quality of facilities supportive of residential development within reasonable walking distance. Another exceptional situation is in Conservation Areas, where the character or appearance of the Conservation Area would be harmed by the impact of parked cars.
- 7.21 There are no car parking spaces proposed in this development. In comparison, the Council's Parking Standards stipulate a minimum parking provision of 18 spaces for a scheme of this size. It is however considered that there are sufficient grounds for justifying no car parking in this particular case. The site is in a town centre location and is a very short walk from the shops and services on the High Street and the Two Rivers Shopping Centre. It is also within walking distance of Staines Railway Station, which has a fast and frequent service. Moreover, the bus station is a short walk away. There are several bus services in the vicinity. These include the bus routes on both sides of the river. The County Highway Authority was consulted on the planning application and has raised no objection to the proposed parking provision making the following comments on this issue:

"The proposed development is within the town centre with good pedestrian and cycle access to public transport, retail, employment, education, leisure and National Health Service land uses. To take full advantage of the location of the proposed development, I have recommended a condition for the applicant to submit a Transport Statement to encourage use of non car modes of transport between the development and retail, employment, education, leisure and National Health Service land uses.

With regards to parking, the proposed development should include 18 car parking spaces according to Spelthorne Borough Council (SpBC) Parking Standards. The developer is not proposing any parking for the proposed

development. According to SpBC parking standards a reduced provision of parking spaces would be appropriate in Spelthorne town centres.

Notwithstanding SpBC parking standards, the proposal to not provide parking would not result in a highway safety problem. The roads surrounding the site and more particularly within 200 metres (the maximum distance residents are prepared to park their cars from their home according to [research]) walking distance of the site, are subject to parking controls including double yellow, single yellow lines and parking bays with time and return limits."

- 7.22 It is also important to note that there are no external areas of land within the application site capable of accommodating parking spaces, and any works to the interior of the listed building to provide car parking within it is likely to be unacceptable. Indeed, the previous planning and listed building consent applications (withdrawn) were considered unacceptable mainly because of the creation of the basement car park, ramp and opening in the western elevation. It is considered that the benefits of bringing the building back into use and the associated restoration of the listed building, would clearly outweigh the lack of any car parking provision on the site.

Flooding

- 7.23 The site is mostly located within Flood Zone 2, which has between 1 in 100 and 1 in 1000 year chance of flooding. A smaller part of the site located towards the rear is within Flood Zone 3a (between 1 in 20 year and 1 in 100 year chance of flooding).
- 7.24 There are no extensions or other significant alterations at ground floor level that would affect flood risk. As most of the building is located in the relatively low risk Flood Zone 2, including the front part of the site where the building will be accessed by the new residents, the impact on flooding will be acceptable. There will be a dry means of escape in the event of a 1 in 100 year flood from the site to an area located outside the flood plain. The Environment Agency were consulted on the planning application and have raised no objection subject to the imposition of a condition.

Local Finance Considerations

- 7.25 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not.
- 7.26 In consideration of S155 of the Housing and Planning Act 2016, the proposal is a CIL chargeable development rate of £140 per sq metre of new floorspace. This is a material consideration in the determination of this planning

application. The proposal will also generate a New Homes Bonus and Council Tax payments which are not material considerations in the determination of this proposal.

Other Matters

- 7.27 The 2 no. proposed studio flats are slightly below the minimum size standards stipulated in the Government's Technical Housing Standards 2015 (shortfalls of 4.57 sqm and 2.61 sqm). However, it is not considered that there sufficient grounds to justify refusal on this issue. Both units will have relatively high floor to ceiling heights (2.9m and 3.5m) making them more spacious compared to typical new build flats. Moreover they will have a relatively high standard of outlook. One of them (Unit 01) will have a dual outlook (front and side), whilst the other unit (Unit 05) will have an outlook onto the Memorial Gardens. The benefits of bringing the listed building back into use and the associated restoration would clearly outweigh the slight shortfall in the minimum internal size standards for these particular units.
- 7.28 The proposal complies with the Council's smaller dwellings policy HO4.
- 7.29 The County Archaeologist has raised no objection to the proposal
- 7.30 The Council's Head of Neighbourhood Services has raised no objection to the bin store and collection arrangement.
- 7.31 The proposed gym to be located within the basement will be used ancillary to the approved residential development.
- 7.32 The comments from SCAN and the Staines Town Society regarding disabled access are noted but must be balanced against the need to preserve historical features of the listed building. The Council's Conservation Officer states that the issue of accessibility is not disputed but on some occasions providing full legislation compliance is impossible without destroying the integrity of the Heritage Asset. The legislation accepts this and instead suggests that 'best endeavors' are used.
- 7.33 Accordingly, the planning application and listed building consent are recommended for approval.

8. Recommendation

Planning application 17/01143/FUL

8.1 GRANT subject to the following conditions: -

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

Reason:- This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

THS/EX/100; /101; /102; /103; /104; /105; /200; /201; /202; /300 (x 2); /401 received 15 July 2017.

THS/PL/100; /101 (x 2); /102; /103; /105; /200; /201; /202; /300; /301; /302; /303; /401; /500; /501; /502; /506; /900 received 15 July 2017.

Reason:- For the avoidance of doubt and in the interest of proper planning

3. No development shall take place until:-

(a) A comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site, has been submitted to and approved in writing by the Local Planning Authority.

(b) Where any such potential sources and impacts have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the Local Planning Authority.

(c) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to the commencement of remediation. The method statement shall include an implementation timetable and monitoring proposals, and a remediation verification methodology.

The site shall be remediated in accordance with the approved method statement, with no deviation from the statement without the express written agreement of the Local Planning Authority.

Reason:-

To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences. An information sheet entitled "Land Affected By Contamination: Guidance to Help Developers Meet Planning Requirements" proving guidance can also be downloaded from Spelthorne's website at www.spelthorne.gov.uk.

In accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:- To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

5. Prior to the commencement of the development a Travel Statement shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council's "Travel Plans Good Practice Guide". The Travel Statement shall include details of the land uses and modes of non car transport outlined in the Transport Statement dated July 2017. The travel statement shall also include provision of a Travel information Pack for the first occupants of each unit. And then the approved Travel Statement shall be implemented on the first occupation of the development and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Statement to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

6. No development shall commence until a Construction Transport Management Plan, to include details of :
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) measures to prevent the deposit of materials on the highwayhas been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

7. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans to provide secure, lit and covered cycle parking to the satisfaction of the Local Planning Authority and shall thereafter be permanently maintained

Reason:- The above condition is required in recognition of Section 4 (Promoting Sustainable Transport) of the NPPF

8. That within 3 months of the commencement of any part of the development permitted, or such longer period as may be approved by the Local Planning Authority, facilities shall be provided within the curtilage of the site for the storage of refuse and waste materials in accordance with the approved plans, and thereafter the approved facilities shall be maintained as approved.

Reason:- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

9. Prior to the occupation of the building hereby permitted details including a technical specification of all proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The agreed external lighting shall be implemented prior to the occupation of the building and shall at all times accord with the approved details.

Reason:- To safeguard the amenity of neighbouring residential properties and in the interest of the effect on the listed building.

10. The development hereby approved shall be carried out in accordance with the Turner Jomas & Associates Ltd Flood Risk Assessment (FRA) and the following mitigation measures details within the FRA:

1. Finished floor level for the ground floor flats are set no lower than 17.14 metres above Ordnance Datum
2. The flood resilience measures will be set no lower than 17.74 metres above Ordnance Datum.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason:- This condition is sought in accordance with paragraph 103 of the NPPF to reduce the risk of flooding to the proposed development and future occupants.

Informatives

1. Please note that this application is subject to the payment of Community Infrastructure Levy (CIL). Full details of the charge, how it has been calculated and what happens next are set out in the CIL Liability Notice which will be sent separately.

If you have not already done so an Assumption of Liability notice should be sent to the Council as soon as possible and before the commencement of development.

Further information on CIL and the stages which need to be followed is available on the Council's website. www.spelthorne.go.uk/CIL.

2. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

The Town and Country Planning (Development Management Procedure) (England) Order 2015
Working in a positive/proactive manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

Listed Building Consent Application 17/01143/FUL

8.2 GRANT subject to the following conditions:-

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

Reason:- This condition is required by Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

THS/EX/100; /101; /102; /103; /104; /105; /200; /201; /202; /300 (x 2); /401 received 15 July 2017.

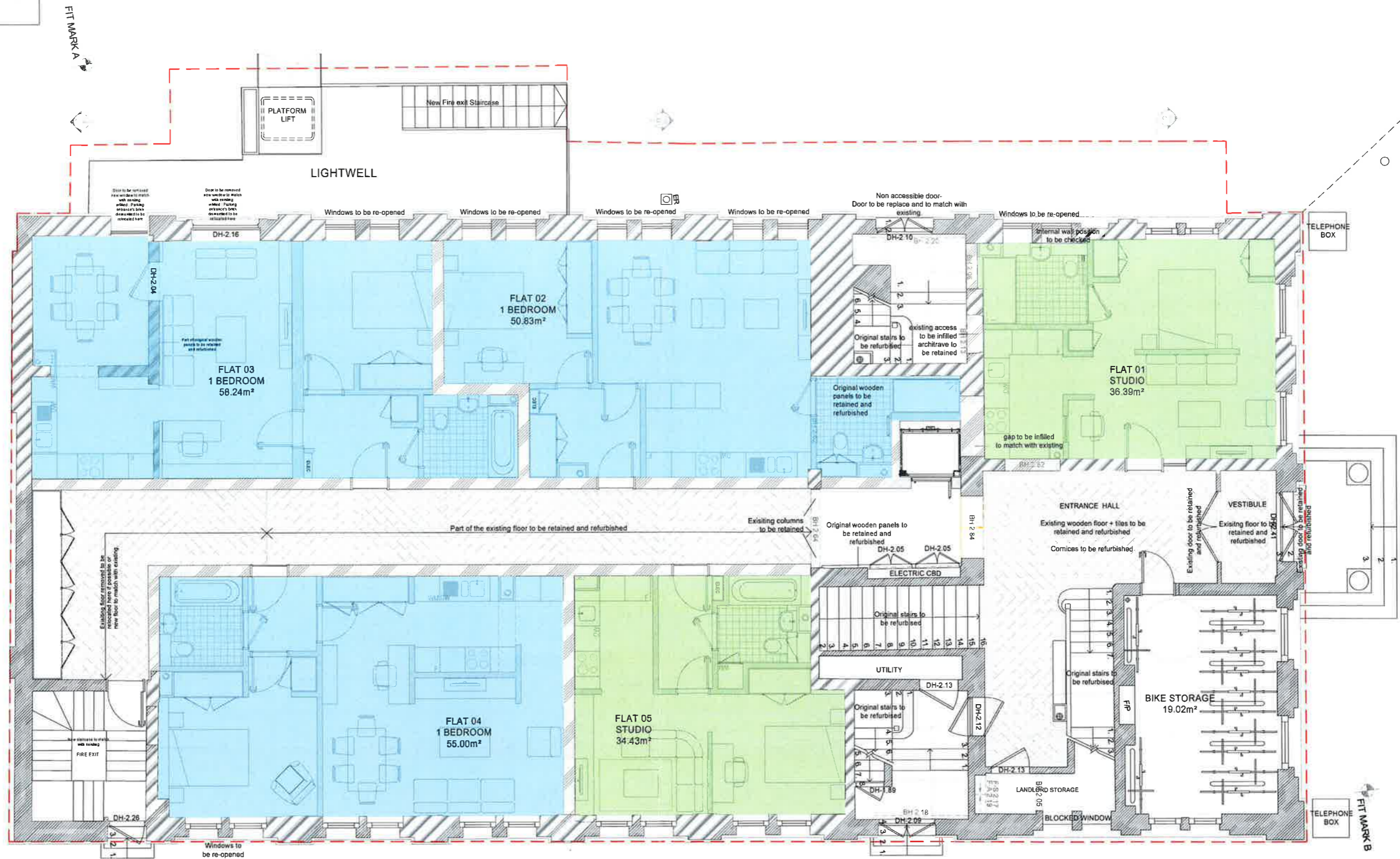
THS/PL/100; /101 (x 2); /102; /103; /105; /200; /201; /202; /300; /301; /302; /303; /401; /500; /501; /502; /506; /900 received 15 July 2017.

Reason:- For the avoidance of doubt and in the interest of proper planning

NOTES

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GROUND FLOOR

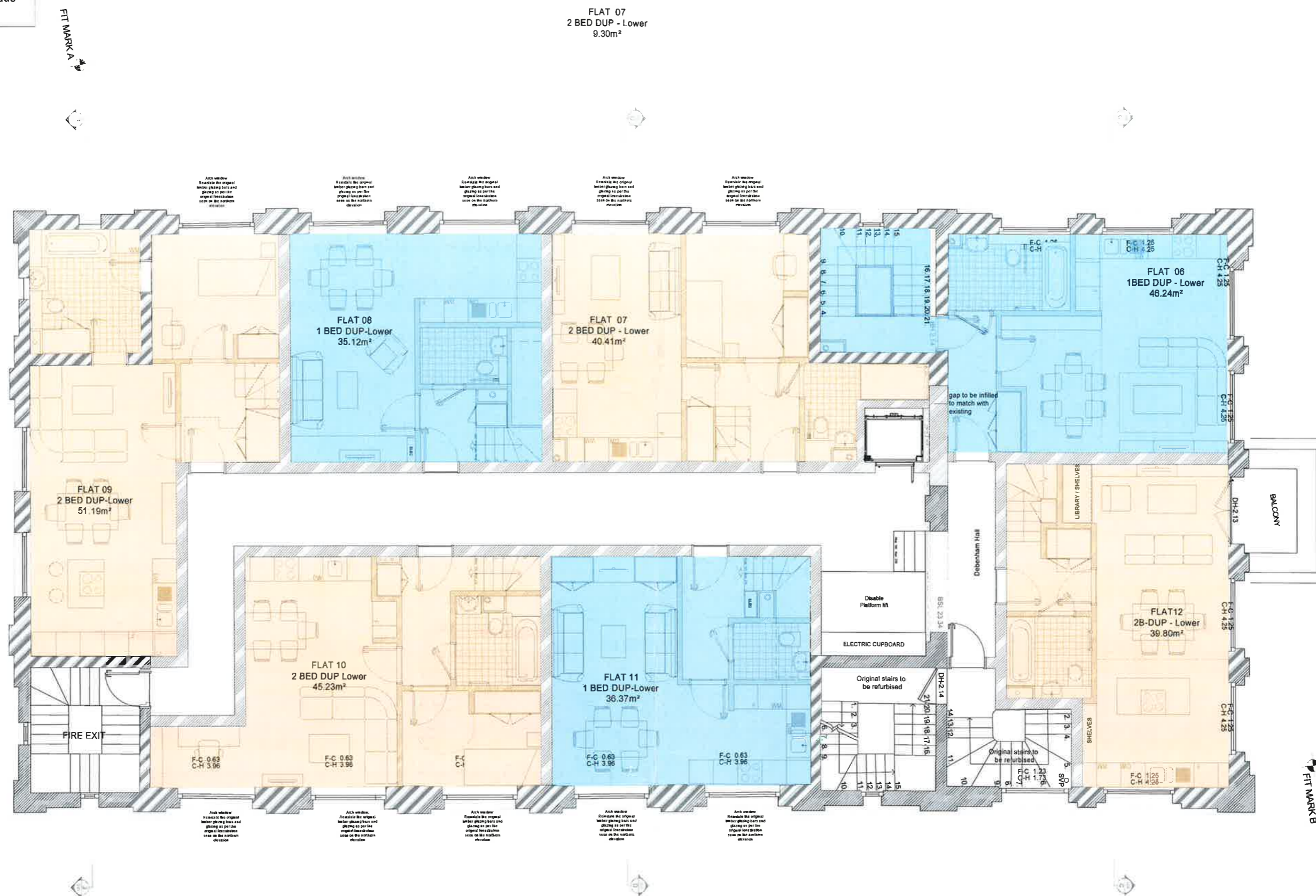
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	The Busworks United house North Road N7 9DP LONDON	Job No.	Job TOWN HALL STAINES Market Square TW18 4RH - Staines England	Drawing PROPOSED GROUND FLOOR	Drawing No.	Revision		
		Date			THS/PL/101			
	12/07/2017				CD	BK		

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FIRST FLOOR

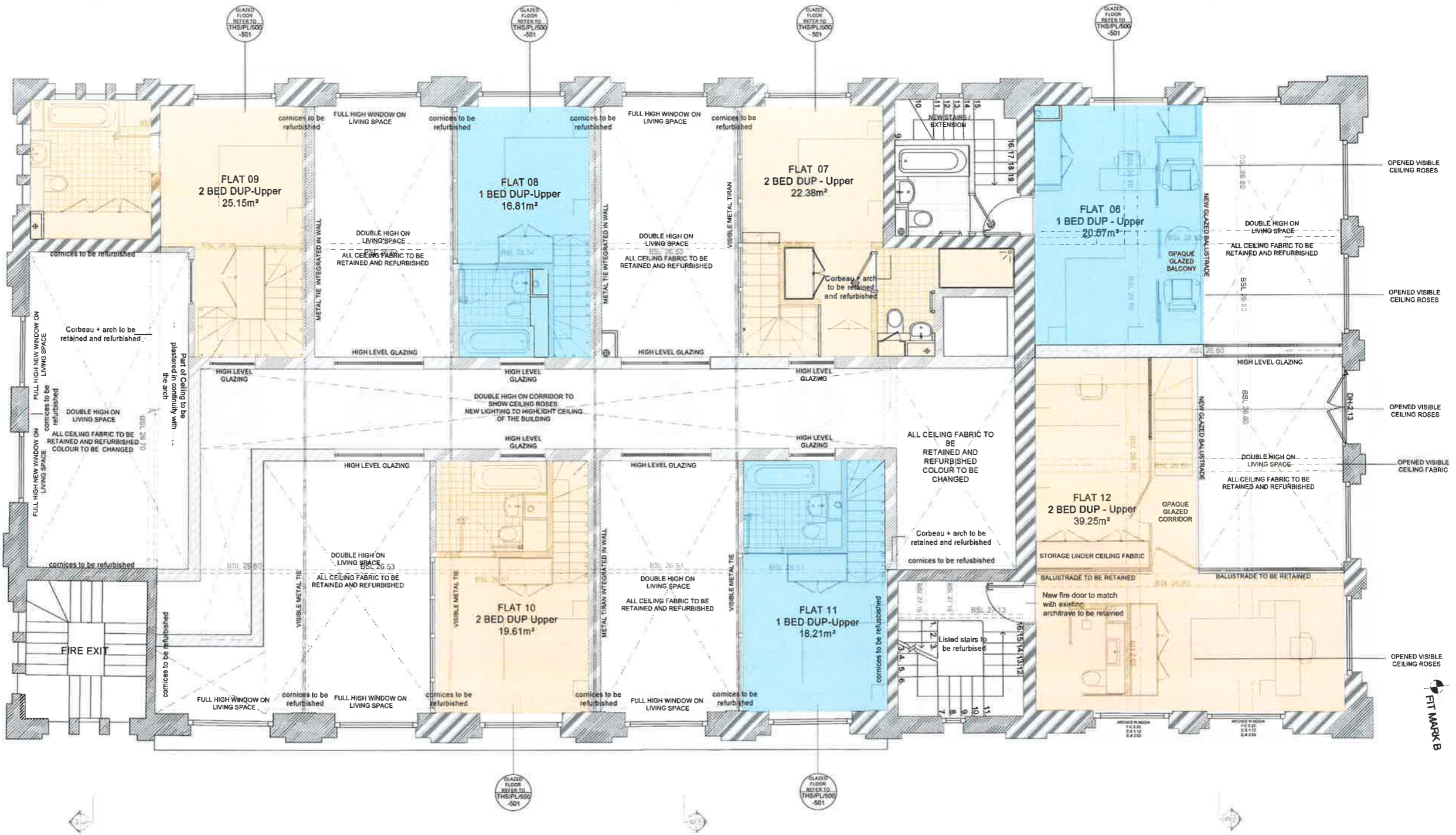
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	The Busworks United house North Road N7 9DP LONDON	Job No. 16/ THS Date 28/04/2017	Job TOWN HALL STAINES Market Square TW18 4RH - Staines England	Drawing PROPOSED FIRST FLOOR	Drawing No. THS/PL/102 Dm CD	Revision Chk BK		 PAPER SIZE: A3 SCALE 1:100

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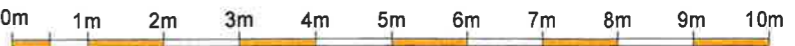
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SECOND FLOOR

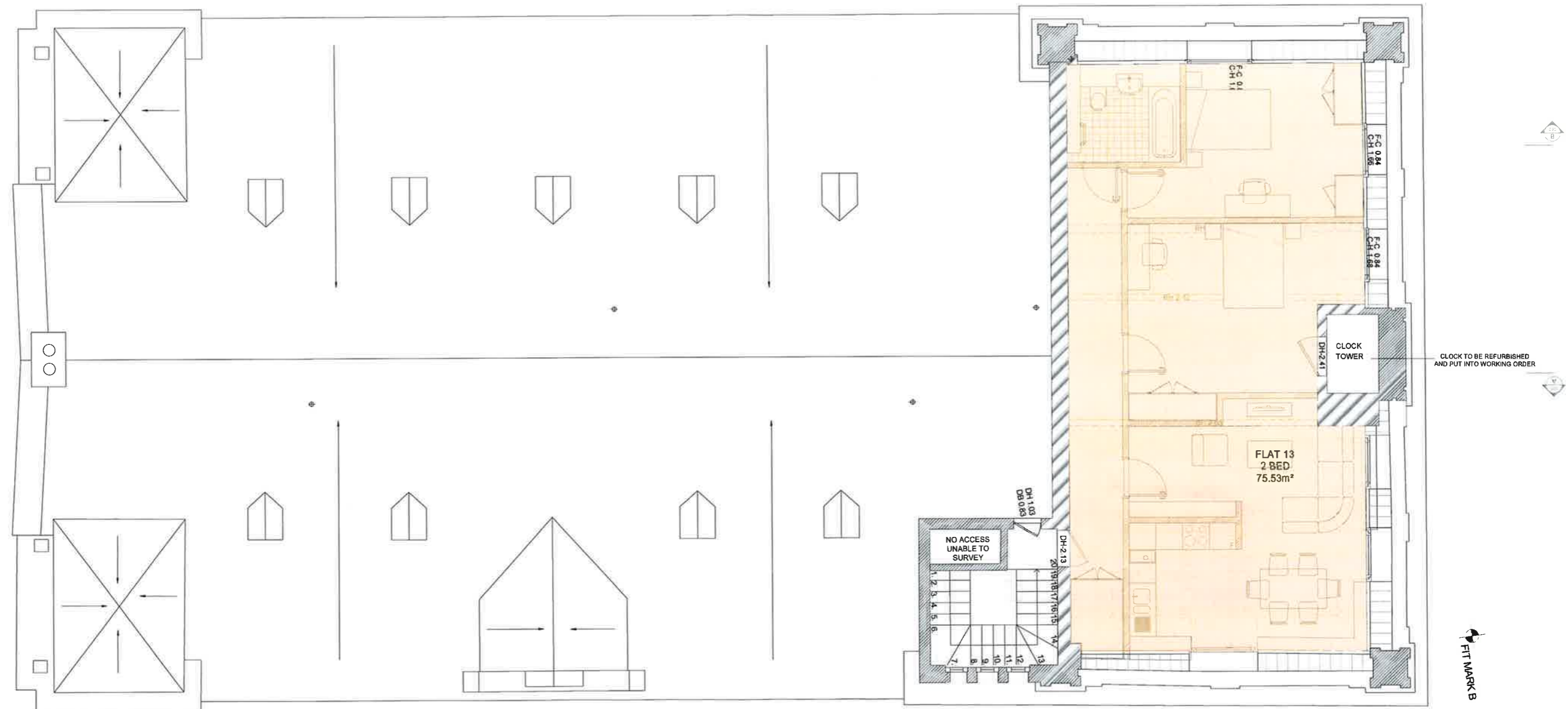
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 <p>The Busworks United house North Road N7 9DP LONDON</p>	Job No.	Job	Drawing	Drawing No.	Revision	  <p>PAPER SIZE: A3 SCALE 1:100</p>
	16/ THS	TOWN HALL STAINES Market Square TW18 4RH - Staines England	PROPOSED SECOND FLOOR	THS/PL/103		
	Date			Dm	Chk	
	28/04/2017			CD	BK	

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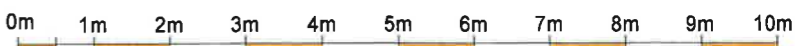
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THIRD FLOOR

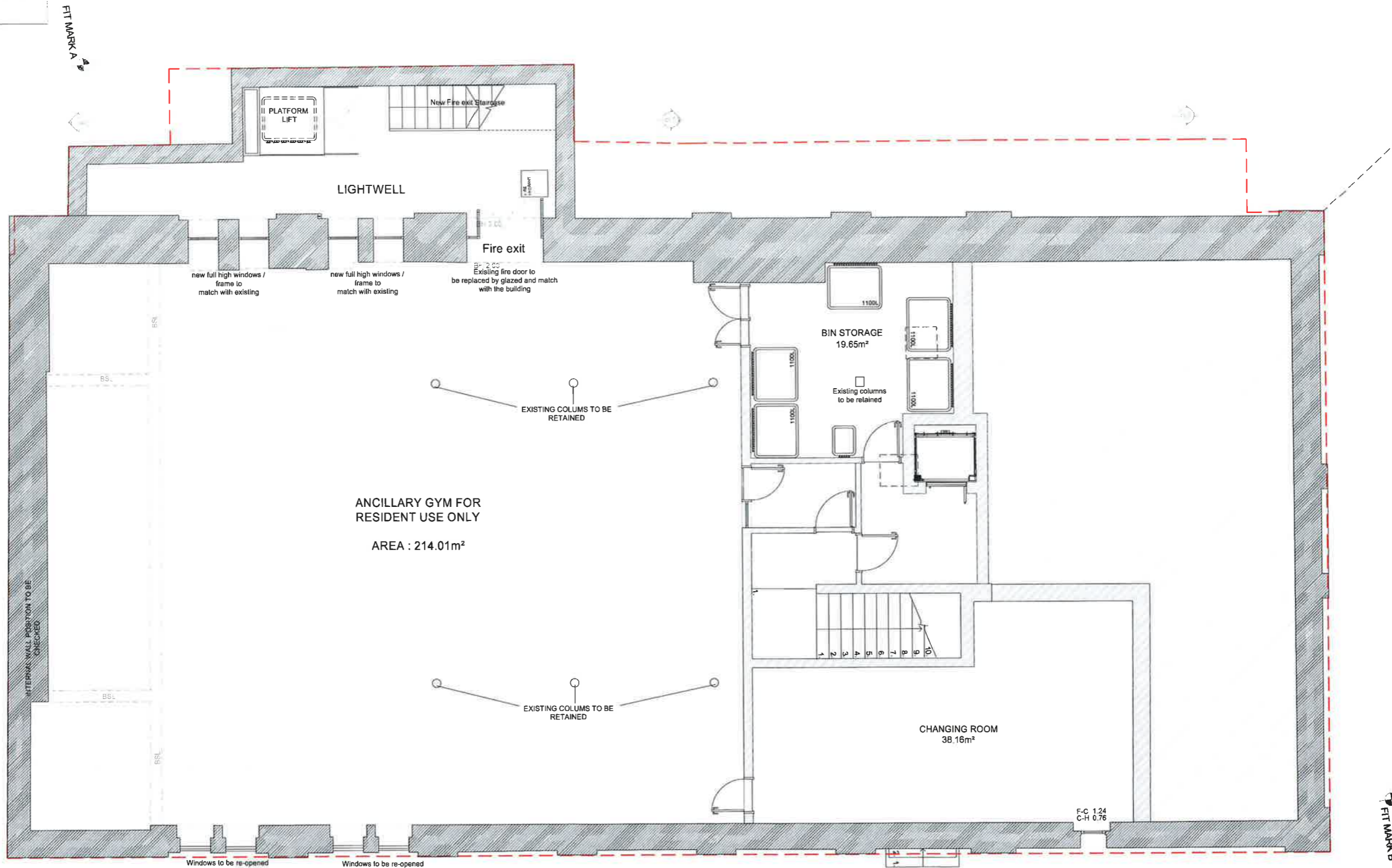
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		Date	28/04/2017			Dm	CD			

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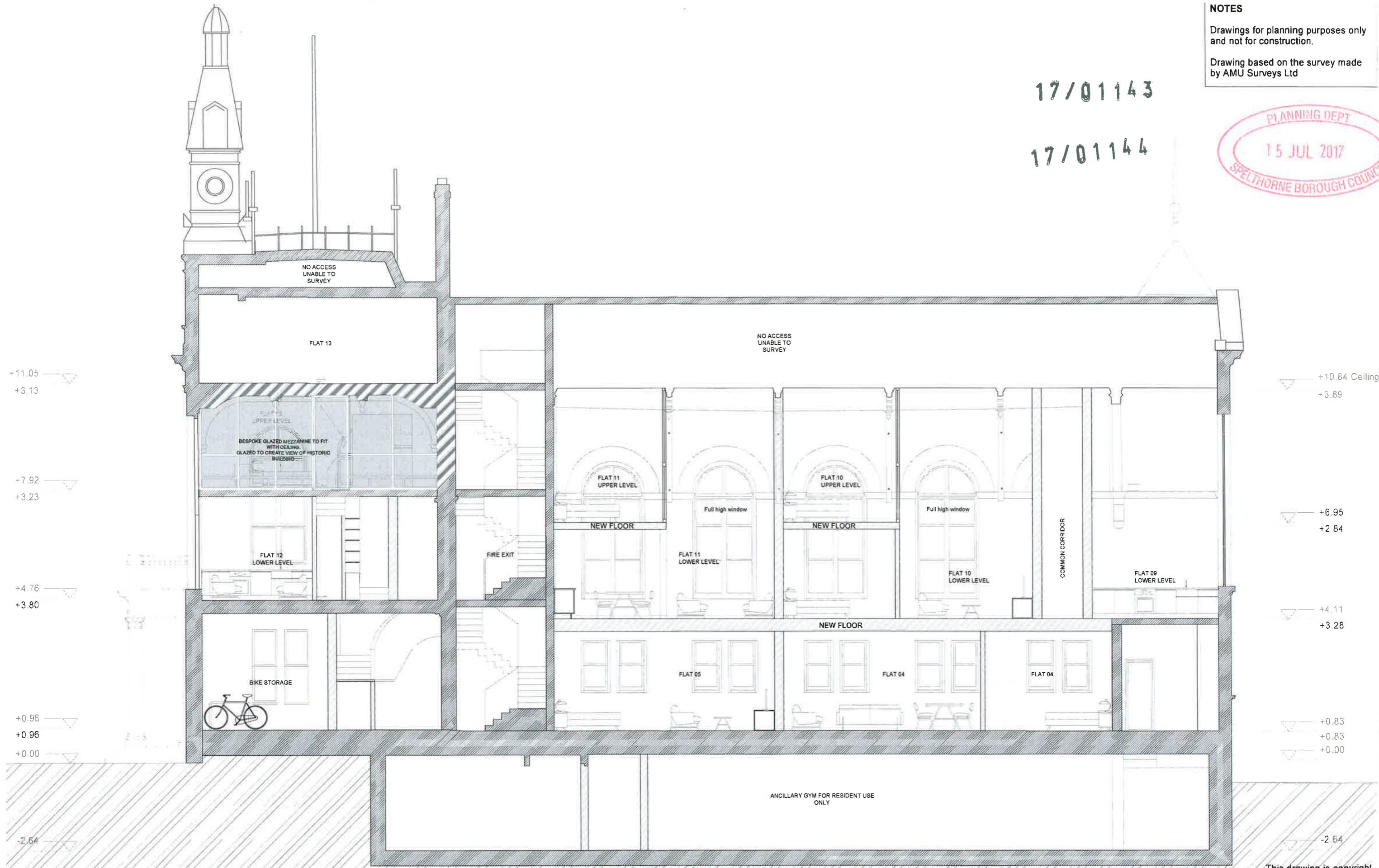
BASEMENT

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		Date 28/06/2017			Dm CD	Chk BK		

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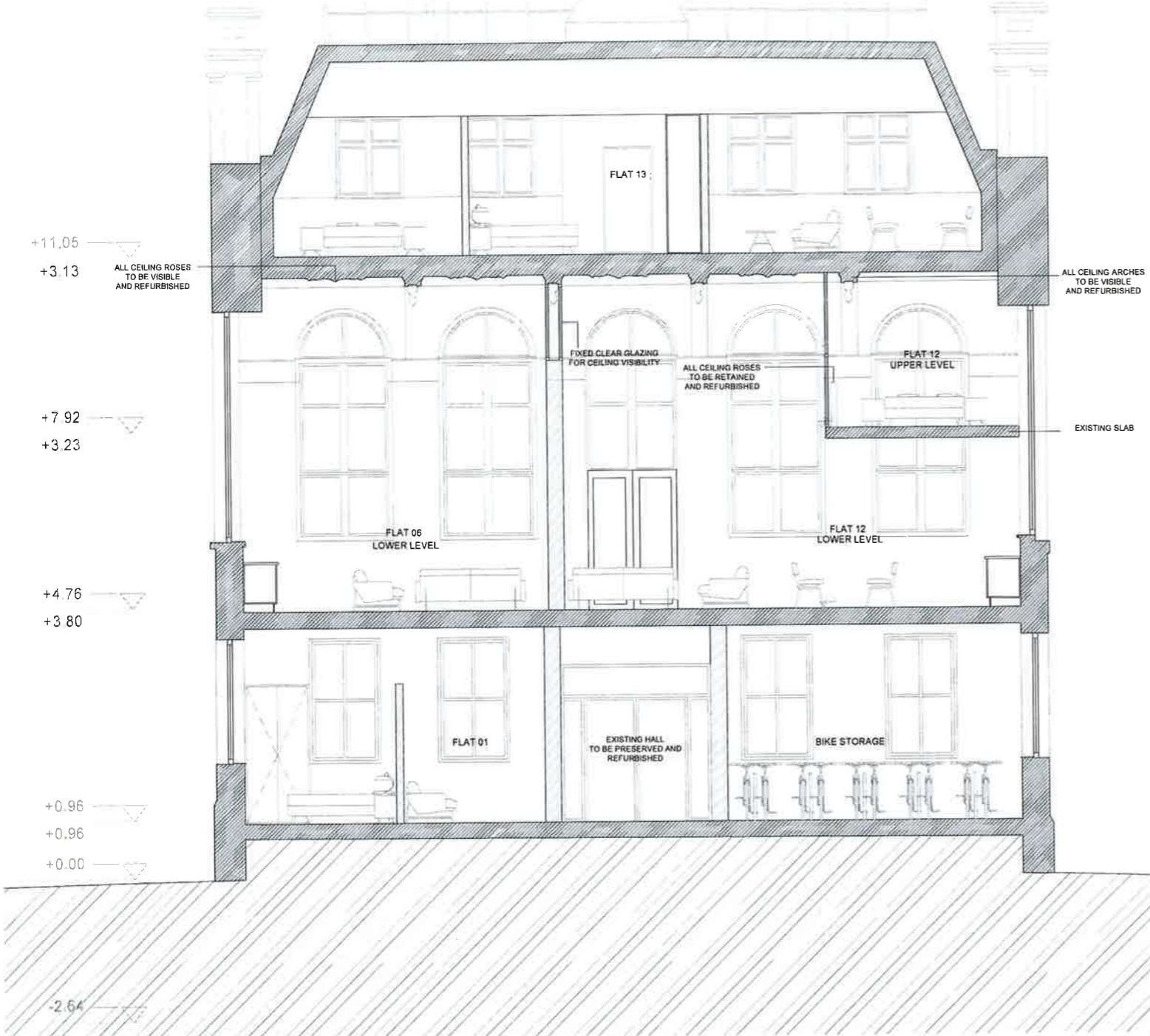
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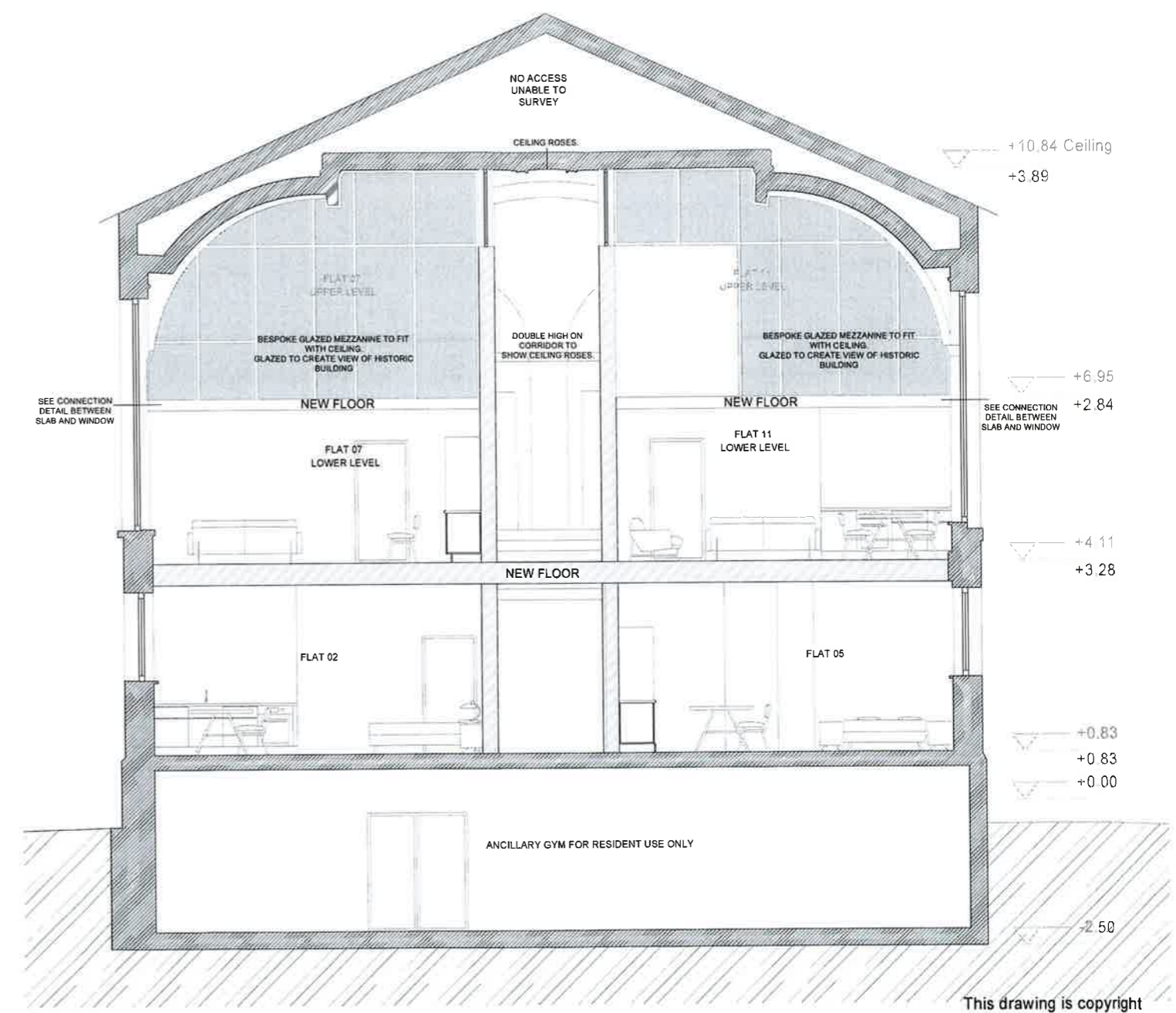
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SECTION CC



SECTION DD

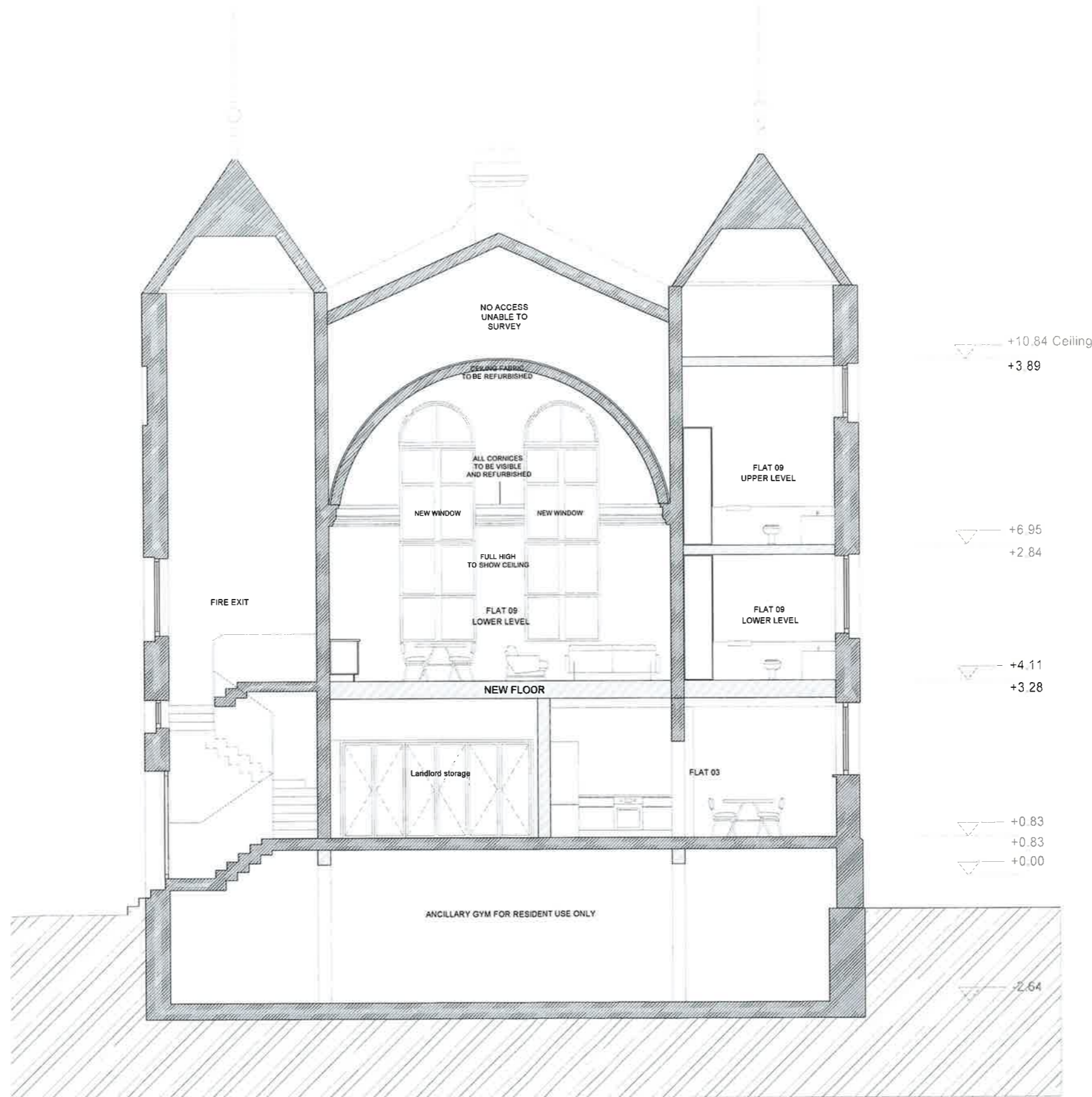
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			Date 27/04/2017			Dm CD	Chk BK	

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SECTION EE

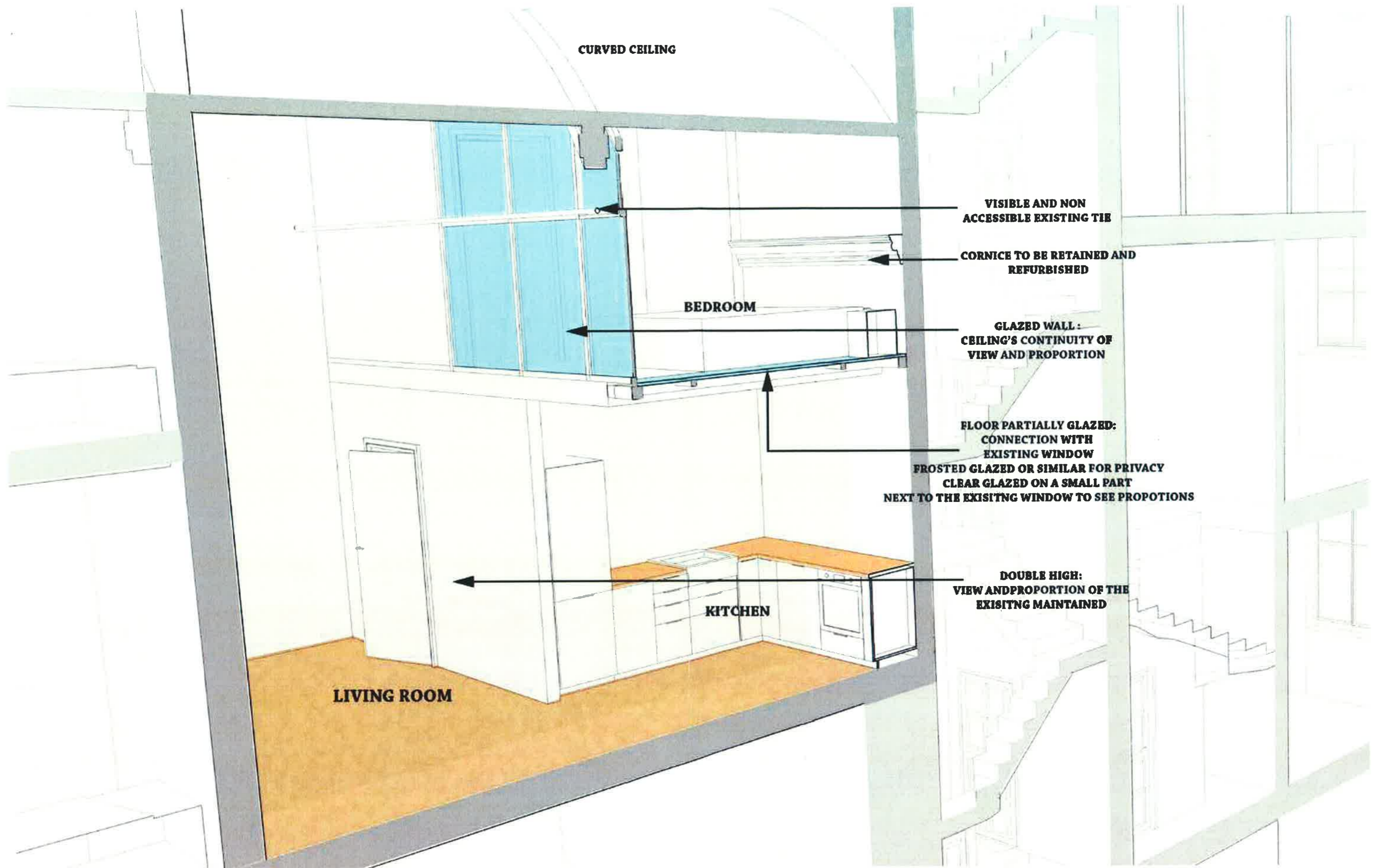
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	The Busworks United house North Road N7 9DP LONDON	Job No.	16/THS	Job TOWN HALL STAINES Market Square TW18 4RH - Staines England	Drawing PROPOSED SECTION EE	Drawing No.		Revision	
		Date	27/04/2017			THS/PL/303			
						Dm	CD	Chk	BK



PAPER SIZE: A3

SCALE 1:100



	The Busworks United House North Road N7 9DP LONDON		Job No. 16/ THS	Job TOWN HALL STAINES Market Square TW18 4RH - Staines England	Drawing 3D TYPICAL FLAT LAYOUT INTO EXISTING	Drawing No. THS/PL/900	Revision
			Date 19/01/2017			Dm CD	Chk BK