

Planning Committee

27 July 2022



Application No.	21/01750/FUL & 21/01751/LBC
Site Address	The Old Fire Station, Market Square, Staines upon Thames
Applicant	Hopetown Staines Limited
Proposal	<p><u>21/01750/FUL</u> Application for planning permission for the conversion of the existing Grade II listed "Old Fire Station" into a dwelling house and erection of 4 no. dwellings with access, parking, boundary treatment and associated works.</p> <p><u>21/01751/LBC</u> Application for Listed Building Consent for the conversion of the existing Grade II listed "Old Fire Station" into a dwelling house and erection of 4 no. dwellings with access, parking, enclosure and associated works.</p>
Case Officers	Paul Tomson/Drishti Patel
Ward	Staines
Called-in	<p>The applications have been called in by Councillor Siva regarding concerns that:</p> <ul style="list-style-type: none"> • The proposed 4-storey houses would dominate the old fire station, not complement the surrounding varied roofscape and block some views of the old fire station and town hall from the opposite side of the river. • The new first floor to be installed within the old fire station would cut across the arched doorways of the listed building.

Application Dates	Valid: 08/11/2021	Expiry: 03/01/2022	Target: Extension of Time agreed
Executive Summary	<p>These applications for planning permission and Listed Building Consent are for the conversion of the Listed Old Fire Station into 1 no. dwelling, and the erection of 4 no. new dwellings with access, parking, boundary treatment and associated works.</p> <p>The site is in a prominent location within the Staines Conservation Area, adjacent to the rear of the Staines Town Hall, and fronting onto the River Thames and Towpath. Staines Town Hall has recently been converted into 13 flats.</p>		

	<p>The proposed development has been amended at officers' request since it was originally submitted. It is recognised that the proposed development will cause 'less than substantial harm' to the Listed Building and the Heritage Assets as the works will impact the significance of the Old Fire Station and the new development will impact views. However, it is considered that the public benefits of the proposal will clearly outweigh this harm. Moreover, the proposed internal and external alterations to the Old Fire Station to enable the conversion to a dwelling are considered to be acceptable. The proposal will make a positive contribution to the setting of the River Thames and the Towpath and will have an acceptable relationship with neighbouring properties. The scheme will be acceptable on flooding grounds.</p> <p>It is considered that the proposal overcomes the reasons for refusal associated with the previous scheme for 14 dwellings which was refused in 2019 (19/00239/FUL & 19/00240/LBC). It is also considered to overcome the Inspector's objections in the earlier appeal decision dismissed in 2015 (13/00835/FUL & 13/00836/LBC).</p>
Recommended Decision	Approve both applications subject to conditions as set out at Paragraph 8 of the Report.

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:

- Strategic Policy SP1: Location of Development
- LO1 (Flooding)
- SP2 (Housing Provision)
- HO1 (Providing for New Housing Development)
- HO4 (Housing Size and Type)
- HO5 (Housing Density)
- SP6 (Maintaining and Improving the Environment)
- EN1 (Design of New Development)
- EN5 (Buildings of Architectural and Historic Interest)
- EN6 (Conservation Areas, Historic Landscapes, Parks and Gardens)
- EN8 (Protecting and Improving the Landscape and Biodiversity)
- EN9 (River Thames and its Tributaries)
- EN15 (Development on Land Affected by Contamination)
- SP7 (Climate Change and Transport)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

1.2 Also relevant are the following Supplementary Planning Documents/Guidance:

- SPG on Parking Standards Updated 2011
- SPD on Housing Size and Type 2012.
- SPD on Flooding 2012

1.3 The National Planning Policy Framework (NPPF) 2021 is also relevant.

1.4 On 19 May 2022, Council agreed that the draft Local Plan be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). It was also

agreed that the draft Staines Development Framework be published for public consultation. The public consultation for both the Pre-Submission Publication version of the Local Plan and the draft Staines Development will run from 15 June 2022 to 5 September 2022.

1.5 The following policies of the draft Spelthorne Local Plan 2022-2037 are of relevance:

- Policy SP1: Staines-upon Thames
- Policy SP5: River Thames and its Tributaries
- Policy H1: Homes for All
- Policy DS1: Place shaping
- Policy DS3: Heritage, Conservation and Landscape
- Policy E2: Managing Flood Risk

1.6 At the current time, the draft Local Plan has been agreed by Council and the Pre-Submission Publication Version of the Local Plan has been published for public consultation under Regulation 19 consultation from 15 June 2022 to 5 September 2022. Therefore, the policies carry very limited weight in the decision-making process of this current planning application.

2. Relevant Planning History

2.1 The site has the following planning history:

Ref. No.	Proposal	Decision and Date
Staines Town Hall		
17/01144/LBC	Listed Building Consent application for internal and external alterations to facilitate the conversion of existing building to 13 flats	Granted 09/02/2018
17/01143/FUL	Change of use from a pub/restaurant use (within 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	Granted 09/02/2018
Old Fire Station		
13/00835/FUL	Erection of a part four storey and part two storey building between the rear of the former Staines Town Hall and land to the west fronting the River Thames, incorporating the conversion of the Old Fire Station, to comprise 14 flats and offices.	Refused 17/03/2014 Appeal Dismissed 09/02/2015

13/00836/LBC	Erection of new building on land between the existing Town Hall and the River Thames consisting of a mixed use of flats and offices. Retaining and converting the existing Fire Station.	Refused 17/03/2014 Appeal Dismissed 09/02/2015
19/00239/FUL	Application for planning permission for the erection of a part 4-storey and part 2-storey building and conversion of the Old Fire Station to create a new residential development comprising 14 dwellings associated car and cycle parking, and other associated works.	Refused 27/06/2019
19/00240/LBC	Application for listed building consent for the conversion of the Old Fire Station and erection of a part 4-storey / part 2-storey building to provide 14 dwellings together with other associated works.	Refused 27/06/2019

3. Description of Current Proposal

- 3.1 These applications relate to the land to the rear of Staines Town Hall, which comprises the Old Fire Station and land to the east and west of it. The Fire Station and the Town Hall were erected in the late 19th century and are Grade II Listed. To the north of the site is Market Square, which contains the Staines War Memorial (II) two K6 telephone kiosks (II) and is fronted by buildings in a variety of uses. To the south is the River Thames and Egham Hythe Conservation Area in Runnymede Borough on the opposite side of the river. To the west of the site are the dwellings in Colnebridge Close, adjacent to the Thames Path. To the east are the Memorial Gardens.
- 3.2 The Staines Town Hall has recently been converted into 13 no. residential units. This Listed Building was built in 1879-80 in the Renaissance style and has significant architectural detailing that is considered to provide significant amenity value to the building itself and the surrounding area. In the rear elevation, these include 2 circular windows and recessed arched sections. The Fire Station to the south-west was likely built at the same time and it also contains original architectural detailing, including two archways in the northern (front) elevation and decorative/painted terracotta tiles on the exterior.
- 3.3 The site is located within the Staines Conservation Area and is within an Area of High Archaeological Potential. It is also within an area liable to flood: part Flood Zone 2 and part Flood Zone 3a.

Background

- 3.4 The site has been subject to some planning history with applications submitted in 2015 and 2019. This is summarised in Section 2.1 above. In 2013 planning permission and Listed Building Consent was refused for a scheme comprising 14 dwellings (13/00835/FUL & 13/00856/LBC). A subsequent appeal was dismissed in February 2015.
- 3.5 In 2019, an application for planning permission and Listed Building Consent was submitted for another scheme for 14 units. The Listed Old Fire Station was to be converted into 2 flats, whilst a new 4-storey building was to be erected on the western side of the site to provide 6 flats. A further 2-storey building was to be erected in front of the rear elevation of the Staines Town Hall providing 6 more flats. The scheme was refused on the 27 June 2019 for the following reasons:

19/00239/FUL

1. The proposal, in terms of its design, appearance, scale, bulk and location, is considered to represent an overdevelopment of the site that will fail to preserve and will harm the setting of the listed buildings of the Old Town Hall and the Old Fire Station, will fail to preserve and enhance the Staines Conservation Area, and will be visually obtrusive in the area. The development is therefore contrary to Policies EN1, EN5 and EN6 of the Core Strategy and Policies DPD 2009, and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) 2019.
2. The proposal, by reason of its scale and close proximity to the riverside, would have an adverse impact on, and fails to protect and enhance the setting of the River Thames, contrary to Policy EN9 of the Core Strategy and Policies DPD 2009.
3. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the proposal will not have an adverse impact on flood risk. Therefore, the proposed development could place new households at risk from flooding and increase the risk of flooding elsewhere, contrary to Policy LO1 of the Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on Flooding 2012 and the National Planning Policy Framework (NPPF) 2019.

19/00240/LBC

1. The proposal, by reason of its scale, design and positioning of both the forward projecting elements either side of the Old Fire Station, and the relationship to the Old Town Hall, would have an adverse impact on, and would fail to preserve the setting of the listed buildings, contrary to Policy EN5 of the Core Strategy and Policies DPD 2009 and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Proposal

- 3.6 This current proposal is seeking planning permission and Listed Building Consent for the conversion of the Old Fire Station into 1 no. dwelling, and the erection of 4 no. new dwellings with access, parking, boundary treatment and associated works. The scheme has been amended since it was first submitted following discussions with the Local Planning Authority regarding the design and appearance of the development. A summary of the proposal is set out below:

Old Fire Station

- 3.7 This building is to be converted into a 1-bedroom dwelling, with a partial first floor mezzanine created within the roof space to accommodate a bedroom and bathroom. The existing archways on the northern elevation will be retained and glazed to provide the new entrance for this unit, and a communal entrance for the 2 no. new units to the rear of the Staines Town Hall. A new arched window and two rectangular windows with soldier course window heads will be created in the riverside elevation to provide an outlook for the unit. The roof of the Listed Building is to be retained as existing with no dormers rooflights.

Units 1 and 2 – Townhouses

- 3.8 The space between the Old Fire Station and 1 Colnebridge Close will contain 2 no. townhouses with accommodation over 3 floors. The 2nd floor accommodation will be provided within the roof space with outlook provided by dormers. Unit 1 will have 2 bedrooms, whilst Unit 2 will have 3 bedrooms, in addition to a study.

Units 4 and 5 – Single Storey Dwellings

- 3.9 2 no. single storey 2-bed units will be erected directly in front of the rear elevation of the Staines Town Hall. This element would incorporate a flat roof, with roof lights, to minimise the impact on the Staines Town Hall. The southern elevation would contain substantial areas of glazing

Other Elements

- 3.10 All of the units will have private terraces with steps fronting the Towpath and river. Unit 1 will also have a balcony at 2nd floor level. 3 no. parking spaces are to be provided: each for Units 1, 2 and 3.

4. Consultations

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

Consultee	Comment
County Highway Authority	No objection. 4 conditions and 3 informatives to be attached
Environment Agency	No objection
Historic England	Proposal causes a low level of less than substantial harm
Lead Local Flood Authority (Surrey County Council)	No objection. 2 conditions are suggested to ensure the SUDs scheme is properly implemented
Conservation Officer	No objection.
Surrey Wildlife Trust	No objection. 1 condition to be attached relating to submission of further detailed documents
Crime Prevention Officer	No objection.
Environmental Services (Renewable Energy)	No objection.
Environmental Health	No objection. Conditions and informatives to be attached relating to land contamination and electric vehicle charging.
Runnymede Borough Council	No objection
County Archaeologist	No objection. Secure archaeological work by condition

5. Public Consultation

5.1 A total of 32 properties were notified of the planning application, a statutory site notice was displayed, and the application was advertised in the local press. 13 letters of representation have been received raising the following issues:

- not in keeping with the character of the area
- does not pay regard to adjacent buildings
- units 1 and 2 conceal the Old Fire Station
- too many additional units
- design appears “blocky”
- poses flood risk to proposed development and neighbouring buildings
- parking provision
- flat roofs on units 1 and 2 should be pitched
- responsibility of green wall maintenance
- flat roof on units 1; 2; 4 and 5 is unsympathetic
- white render on units 4 and 5 is out of character

6. Planning Issues

- Principle
- Housing need
- Listed Building
- Heritage Assets
- River Thames Setting
- Design and appearance
- Housing size, type and density
- Amenity space
- Parking/Highway issues
- Flooding
- Renewables

7. Planning Considerations

Principle of Development

- 7.1 The site is located within the urban area of the town centre. It is currently disused and surrounded by hoarding. The site is located mainly within Flood Zone 2 (between 1 in 100 year and 1 in 1000 year chance of flooding) where the principle of introducing new residential development is acceptable. There are existing residential properties adjacent to the site in Colnebridge Close and in the recently converted Staines Town Hall.
- 7.2 However, paragraph 126 of the NPPF is clear that creating high quality buildings and places is fundamental to what planning, and development should achieve and Policy EN1 of the CS&P DPD supports this aim.
- 7.3 In addition, Policy EN5 and EN6 seek to preserve the Borough's heritage assets and the paragraph 199 of the NPPF is clear that great weight should be given to the conservation of heritage assets when considering the impact of a proposed development on the significance of a designated heritage asset. Paragraph 203 identifies that the effect of new development on a non-designated heritage asset should be taken into account in determining applications.
- 7.4 Whilst the site contains the Listed Old Fire station building, the principle of developing the site for residential purposes is considered acceptable providing the proposal meets the other relevant policy requirements discussed in this report.

Housing Need

- 7.5 When considering planning applications for housing, local planning authorities should have regard to the government's requirement that they significantly boost 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 policies set out in the National Planning Policy Framework (NPPF) 2021.

- 7.6 The Council has embarked on a review of its Local Plan and acknowledges that the housing target in its Core Strategy and Policies DPD February 2009 of 166 dwellings per annum is more than five years old and therefore the five-year housing land supply should be measured against the area's local housing need calculated using the Government's standard method¹. The standard method for calculating housing need is based on the 2014 household growth projections and local affordability. This equates to a need of 618 dwellings per annum in Spelthorne. This figure forms the basis for calculating the five-year supply of deliverable sites.
- 7.7 The base date for this assessment is the start of the current year 1 April 2022 to 31 March 2027. The 20% buffer will therefore be applied to this full period. National guidance sets out that the buffer should comprise sites moved forward from later in the plan period. A 20% buffer applied to 618 results in a figure of 742 dwellings per annum, or 3,708 over five years.
- 7.8 In using the objectively assessed need figure of 742 as the starting point for the calculation of a five-year supply it must be borne in mind that this 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. The Council has now published its Strategic Land Availability Assessment (SLAA) which identifies potential sites for future housing development over the plan period.
- 7.9 The sites identified in the SLAA as being deliverable within the first five years and subsequent updates from landowners have been used as the basis for a revised five-year housing land supply figure. Spelthorne has identified sites to deliver approximately 3,286 dwellings in the five-year period.
- 7.10 The effect of this increased requirement with the application of a 20% buffer is that the identified sites only represent a 4.43 year supply and accordingly the Council cannot at present demonstrate a five year supply of deliverable housing sites. There is, therefore, a presumption in favour of sustainable development.
- 7.11 Government guidance (NPPF para 74) requires the application of a 20% buffer "where there has been significant under delivery of housing over the previous three years". In addition, guidance on the Housing Delivery Test indicates that where housing delivery falls below 85%, a buffer of 20% should be applied to the local authority's five year land supply and a presumption in favour of sustainable development if the figure is below 75%. The Housing Delivery Test result for Spelthorne Borough Council was published by the Secretary of State in January 2022, with a score of 69%. This means that less housing has been delivered when compared to need over the previous three

¹ Planning Practice Guidance Reference ID: 68-005-20190722

years. As a consequence, there is a presumption in favour of sustainable development because the test score of 69% is less than the 75% specified in the regulations. The figure of 69% compares with 50% last year and 60% in 2020. The Council's Housing Delivery Test Action Plan will be updated to reflect this. The current action plan positively responds to the challenge of increasing its housing delivery and sets out actions to improve delivery within the Borough.

- 7.12 As a result, current decisions on planning applications for housing development need to be based on the 'tilted balance' approach set out in paragraph 11 of the NPPF (2021). This requires that planning permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole'. However, the site is located within a Conservation Area and the 'tilted balance' is not applicable in this particular case. The NPPF at para 11d) i) makes clear that the presumption in favour of development does not apply where, '...the application of policies in this framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed...'. In footnote 7 to this section of the NPPF, assets which are excluded from the presumption in favour of development include "designated heritage assets".

Listed Building

- 7.13 The applicant has separately submitted an application Listed Building Consent (21/01751/LBC), as the proposal involves the conversion of the Grade II Listed Building, the Old Fire Station into a single dwelling. The Statutory Listed describes the Old Fire Station as follows:
- "Circa 1880 to southwest of Town Hall and probably built at the same time. Yellow brick gabled front with modillion cornice returned up gable, rebated brickwork and moulded brick plinth and string. Two archways with moulded architraves inscribed "Fire Escape" and "Fire Engine". Decorative and painted terracotta bands and Doulton pottery ornaments in gable and plinth. Planned for conversion into museum."*
- 7.14 The building was converted into Spelthorne Museum in November 1980 which was subsequently moved to Staines Library in 2005. The Old Fire Station was then left unused since 2005.
- 7.15 Section 66 of the Listed Buildings and Conservation Areas Act 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".
- 7.16 Policy EN5 for Buildings of Architectural and Historic Interest states the Council will seek to preserve its architectural and historic heritage by requiring alterations and extensions to listed to respect any features of special historic

or architectural importance and refusing consent for any alteration or extension to a listed building that will not preserve the building or its setting. Also requiring development proposals for any sites affecting the setting of a listed building to have special regard to the need to preserve its setting.

- 7.17 The applicant submitted a Heritage Assessment with the application that suggests that removing the dereliction and restoring the building, together with providing a long-term viable use, would enhance its significance, and concludes that the revised proposal causes no harm to the significance of the heritage assets or their setting, nor causes any harm to the character and appearance of the Conservation Area.
- 7.18 The principle of converting the listed Old Fire Station to a residential unit and the carrying out the associated internal and external alterations has been accepted in the previous applications. Whilst not its original use, this would offer the opportunity for long term maintenance and introduce a viable alternative use for the building.
- 7.19 The proposal would involve alterations to the internal layout of the Old Fire Station, which is currently an open space. The revised plans show an internal mezzanine providing a bedroom and ensuite, which would alter the layout of the original building. The works also involve the loss of historic fabric, through the provision of new windows in the rear elevation and involves new structure abutting the flank walls of the building. It should also be noted that a similar situation of new works abutting historic fabric occurs adjacent to the Town Hall.
- 7.20 The riverside frontage currently has recessed brickwork which is proposed to be removed and to be replaced with windows. As this brickwork already mirrors the shape of the proposed windows, it is considered this would mitigate the loss of historic fabric. Between these two proposed windows is the main entrance which forms of a large archway, which appears to have been infilled with brickwork.
- 7.21 The rear elevation of the Old Fire Station includes two archways that are inscribed "Fire Engine" and "Fire Escape". These elements along with the Doulton pottery rear ornamentation have significant architectural value and are proposed to be retained and would be unobscured. The archways are proposed to be glazed improving the view from Market Square and the mezzanine has been designed so it would not cut across the archway.
- 7.22 The Heritage Statement has not specifically addressed these elements of the proposal. However, the LPA considers that the proposed works would affect the significance of the listed building and that this would represent less than substantial harm.

- 7.23 Paragraph 196 of the NPPF states: 'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.'
- 7.24 There is no evidence that the building has been the subject of regular maintenance since its last use in 2005 and therefore the LPA does not support this part of the suggestion in the Heritage Statement. However, the restoration of the building and its long-term maintenance as a result of a new use would represent significant weight in favour of the proposal.
- 7.25 In weighing the harm against the public benefits, the LPA considers that the public benefit of the restoration and reuse of the Listed Building, together with its reintegration into the Market Square outweighs the less than substantial harm resulting from the works. The economic benefit and contribution to housing provision are also noted.
- 7.26 The Council's Heritage Officer was consulted and has no objection to the proposal.

Heritage Assets - Listed Buildings, Conservation Areas, and Locally Listed Buildings

- 7.27 There is a statutory duty of the Local Planning Authority (Listed Buildings Act 1990 Sections 66 and 72) when dealing with a planning application to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses and to the desirability of preserving or enhancing the character or appearance of a conservation area. These requirements seek the positive aim of preserving listed buildings and preserving or enhancing the character of conservation areas. This duty has particular importance when considering and weighing all the issues in this case.
- 7.28 Policy EN5 in respect of Buildings of Architectural and Historic Interest states the Council will seek to preserve the architectural and historic heritage by requiring alterations and extensions to listed to respect any features of special historic or architectural importance and refusing consent for any alteration or extension to a listed building that will not preserve the building or its setting. Also requiring development proposals for any sites affecting the setting of a listed building to have special regard to the need to preserve its setting.
- 7.29 Policy EN6 in respect of Conservation Areas, Historic Landscapes, Parks and Gardens states the Council will seek to preserve and enhance the character of conservation areas by requiring the retention of buildings, trees and other features, including open spaces, views and vistas, which are important to the character of the area. Where new development affecting a conservation area is proposed, the Council will ensure that it contributes to its preservation or enhancement by:

e) requiring proposals for new development to be submitted as full planning applications, including details of materials and full elevational drawings, showing where appropriate the relationship with adjoining buildings,

f) requiring any proposal for demolition to be accompanied by detailed plans for the future for the site showing how the area will be preserved or enhanced and controlling by legal agreements the timing of demolition and commencement of construction of the replacement building.

- 7.30 Paragraph 194 of the National Planning Policy Framework (NPPF) states that:
“Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by the proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”
- 7.31 The application relates directly to the Old Fire Station which is addressed above, but also to other listed buildings within close proximity. The proposal would result in the construction of two single storey, flat roofed units to the rear of the Staines Town Hall. The proximity of this element would not result in any interference with the historic fabric of the Staines Town Hall, although a condition is recommended to ensure there is no adverse impact on future maintenance of the rear wall.
- 7.32 This single storey element would obstruct the lower brickwork of the Town Hall and does introduce built form in close proximity, which would have an impact on its character, appearance and setting.
- 7.33 The modern, low-profile design of the new units clearly differentiates the structure from the Staines Town Hall and reduces its scale and bulk when experienced together. It also mitigates against obscuring the building and its primary decorative architectural features of the rear elevation.
- 7.34 The three-storey element to the west of the Old Fire Station is separated into Units 1 and 2. It is considered the amended height and roof design responds to the typical character of buildings in the vicinity. without competing architecturally. Overall, it is considered that whilst the new development would represent harm to the Staines Town Hall, this would be less than substantial harm and at the bottom of the scale.

- 7.35 The setting of 2 Clarence Street, Staines War Memorial and the two K6 telephone kiosks would be impacted as a result of the proposal, and the three-storey element in particular. However, the simple architectural approach and consideration of the form and scale would result in less than substantial harm at the bottom of the scale.
- 7.36 The proposed development would also impact the character and appearance of the Staines Conservation Area and the Egham Hythe Conservation Area – located in Runnymede.
- 7.37 The Staines Conservation Area Appraisal (2022) identifies the site as being within Character Area 3: Market Square and Memorial Garden which is identified as being the civic core of the town and saw a rapid and extensive period of redevelopment in the early to mid-nineteenth century that has created a strong and cohesive character with a synergy between the buildings in terms of their age, scale, materials and architectural style.
- 7.38 The proposed development, whilst acceptable in terms of the overall scale, mass and design being comparable to the existing urban fabric, it would result in harm to both the Staines and Egham Hythe Conservation Area since it would impact and enclose the view to and across the River Thames. This harm is considered to be less than substantial harm and at the bottom of the scale.
- 7.39 The buildings at 1-3 Market Square (Conservative Club), 5-7 Market Square and 1-9 Clarence Street are locally listed buildings. There would be an indirect impact on their significance as result of the development, however this would be minimal, given their locations.
- 7.40 The Council's Heritage Officer was consulted and has no objection to the proposal.
- 7.41 The two single storey units are situated to the rear of the Old Town Hall. It is noted the height of the units would not conceal the primary decorative architectural features of the Old Town Hall behind. The low-profile roof and the set back from the front boundary allow views to the Old Fire Station. The modern appearance would be in contrast to both adjacent Listed Buildings which is considered acceptable, ensuring the form and appearance is not blurred.
- 7.42 Historic England has been consulted on the proposals and the assessment on the amended plans advise that:
- "The proposed amendments have now removed the fourth storey element on unit 1 so that this is now three storeys and the same height as unit 2. In addition, a more traditional roof form has been created for both units. We consider these changes to be a significant improvement to the scheme that helps address most of our previous concerns."*

The proposal will still however cause a low level of less than substantial harm to the conservation area and listed building as units 1 and 2, as a result of their siting, will block some views of the fire station and town hall from the west.”

The River Thames Setting

7.43 Policy EN9 of the CS & P DPD states that:

“The Council will seek to maintain and look for opportunities to enhance the setting of the River Thames and its tributaries. In considering development proposals it will:

(b) seek to protect and enhance existing views of the rivers.

(c) pay special attention to the design of development located in riverside settings to ensure that it respects and makes a positive contribution to the setting of the rivers.

(e) seek opportunities to improve public access to and alongside the rivers and ensure that existing public access is maintained.”

7.44 The proposal involves restoration and enhancement of a Listed Building, which is considered an improvement on the setting of the River Thames. It is noted at oblique angles (e.g. when looking from Staines Bridge) the views to the Old Town Hall and the Old Fire Station are marginally obscured and therefore, has some impact on the visual amenity of the River Thames. However, it is considered that the main views from the River Thames are unobscured. Therefore, the impact on the River Thames is less than substantial (low level) harm.

7.45 Whilst the proposal introduces new buildings, they are considered to be appropriate for a town centre setting on the Thames. Overall, it is considered the proposal has a positive benefit on the setting of the River Thames.

Design and Appearance

7.46 Policy EN1 of the CS & P DPD states that the Council will require a high standard of design and layout of new development. Proposals should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines layout, materials and other characteristics of adjoining buildings and land.

7.47 After talks with the Council, the proposed design has been amended to reduce the scale and design. After negotiation, Unit 1 furthest to the west would be set over 3 storeys and serve 2 bedrooms with the 2nd bedroom on

the 2nd floor being facilitated with a dormer overlooking the River Thames. Unit 2 is proposed to have the same height and similar design however would serve 4 bedrooms with the 2nd floor including 2 dormers on the front and rear. The 1st and 2nd floors of Unit 2 would be set in from the Old Fire Station to its east whereas the ground floor would not be set in and would adjoin the Listed Building.

- 7.48 The properties in Colnebridge Close to the west are a mixture of 3 and 4 storey structures. The revised proposal introduces 3-storey townhouses to the west of the Old Fire Station, directly adjacent to the Colnebridge Close properties and are separated into Units 1 and 2. It is considered the amended hipped roof design with gabled side pays due regard to the roof design of the existing properties. This element is considered to respect the adjoining properties not only in design but also scale as it would have a lower overall height in comparison. They include two 'modern' dormers with balconies in the roof slope facing the river and one 'modern' dormer in the rear roof slope facing onto Market Square. They are not a common feature along this section of the riverside, however due to their design and simplicity, they would appear subordinate in the roof slope and therefore, are not considered visually obtrusive.
- 7.49 The Old Fire Station would be located between the two new buildings. It has a sloping roof with gabled front and rear elevations. These elevations have a parapet roof and so the ridge is at a slightly lower height. The proposal includes the installation of glazed windows and an arched main doorway on the southern elevation. The archways on the northern elevation are to be retained and glazed. The original architectural features are to be retained with more details in para 7.28 and 7.29.
- 7.50 The single storey units adjacent to the Old Town Hall would have a flat roof. It has been amended to have similar materials to units 1 and 2 and so would be a similar colouring to the Old Fire Station and Old Town Hall. This would replace a full white render. Furthermore, a green wall was proposed on the side elevation facing Memorial Gardens, however this has now been removed.

Housing size, type and density

- 7.51 Policy H04 of the Core Strategy Policies Development Plan Document 2009 (CS&P DPD) seeks to ensure that the size and type of housing reflects the needs of the community such that in developments of 4 or more units, 80% of dwellings are 1 or 2 bed units and that units are designed to meet the needs of older persons and those with disabilities.

- 7.52 This is supported in the Council's Supplementary Planning Document (SPD) on Housing Size and Type.
- 7.53 The Council's Supplementary Planning Document (SPD) on the Design of Residential Extensions and New Residential Development (2011) sets out minimum floor space standards for new dwellings.
- 7.54 The Government has also published national minimum dwelling size standards in their "Technical Housing Standards – nationally described space standard" document (2015). These largely reflect the London Housing Design Guide on which the Spelthorne standards were based and are arranged in a similar manner to those in the SPD.
- 7.55 Policy HO5 specifies densities for sites within Staines town centre development should generally be between 40 and 75 dwellings per hectare. It is important to emphasise that the density ranges are intended to represent broad guidelines and development will also be considered against the requirements of Policy EN1 on design.
- 7.56 The technical Housing Standards set out a requirement of 50m² for 1 bed 2 person, 61 m² for 2 bed 3 person and 70m² for 2 bed 4 person and 103m² for this 4 bed 5 person unit. All of the proposed dwelling sizes exceed the minimum standards stipulated in both the national technical housing standards and the SPD.
- 7.57 The proposal shows at the proposal it would provide one x 1 bed units (20%), three x 2 bed units (60%) and one x 4 bed unit (20%) and therefore the scheme accords with Policy H04, and the housing mix should be deemed to be acceptable and meeting the Borough's identified need.
- 7.58 The proposal is for 5 units on a site area of 0.1Ha, giving a density of 50 dwellings per hectare. The proposal is therefore in accordance with the density range set out in policy HO5, and has regard to Policy EN1 on design, particularly in terms of its compatibility with the character of the area.

Residential Amenity

- 7.59 Policy EN1(b) of the CS & P DPD requires that new development should demonstrate that it 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.
- 7.60 It is considered that the impact of the proposal on the neighbouring residential properties will be acceptable, and that the scheme accords with Policy EN1(b). Regarding the existing residential units in Staines Town Hall, the proposed dwellings to be sited immediately in front (Units 4 & 5) will be single

storey in scale and will not therefore affect the outlook from any of the existing windows in the Town Hall's rear elevation. With regard to 1 Colnebridge Close, this particular property does not have any windows in its eastern flank elevation which faces onto the application site. Proposed Units 1 & 2 will be orientated in a similar manner to the adjacent houses in Colnebridge Close and will not project further forward than them towards the river. They will also be similar in scale. Whilst the proposed northern elevation of Units 1 & 2 will project further back compared to No. 1 Colnebridge, this neighbouring property does not have any habitable room windows at ground floor in its northern elevation (only an integral garage and entrance door). The proposed building will not break a horizontal 45-degree line measured from the nearest adjacent first floor window and the relationship is considered acceptable. It is relevant to note that No. 1 Colnebridge Close's main windows and outlook are located on the riverside frontage.

Parking

- 7.61 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.
- 7.62 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 exception is in Conservation Areas, where the character or appearance of the Conservation Area would be harmed by the impact of parked cars.
- 7.63 The Council's Parking Standards stipulates a minimum of 9 spaces for a scheme of this size and only 3 parking spaces are to be provided on the site (1 space each for Units 1, 2 and 3). Whilst the proposed parking provision is substantially below the Council Parking Standards, it is considered that the above mentioned 'exceptions' are applicable for this particular site and that the level of proposed parking is acceptable. The site is a short walk away from the High Street with its wide range of shops and services. It is also within walking distance of the train and bus stations. The County Highway Authority has raised no objection to the proposed level of car parking. A condition is to be imposed requiring all three spaces to provide electric vehicle charging points. It is relevant to note that cycle parking will be provided for all 5 units.

Flooding

- 7.64 The site is located mainly within Flood Zone 2, which has between 1 in 100 year and 1 in 1000 year chance of flooding. The principle of locating new residential development ('defined as 'a more vulnerable use') in the relatively low risk Flood Zone 2 is acceptable. The applicant has submitted a Flood Risk Assessment which demonstrates that the finished floor levels of the new units will be raised above the 1 in 100 year plus climate change flood level for the area. There will be a dry means of escape from the site.
- 7.65 The previous planning application on the site for 14 units (19/00239/FUL) was partly refused on flooding grounds. However, it is important to note that, at that time, the Environment Agency's flood modelling indicated that the site was located mainly within the higher risk Flood Zone 3a (between 1 in 20 year and 1 in 100 year chance of flooding) where the principle of introducing new residential development is unacceptable. Since then, the Environment Agency has changed their flood modelling and the site is now located mainly within the lower risk Flood Zone 2 where the principle of new residential development is acceptable.
- 7.66 With regard to the sustainable drainage scheme (SuDS), the applicant is proposing to install an underground cellular attenuation tank and porous paving. The Lead Local Flood Authority (SCC) was consulted and has raised no objection to the proposed SuDS scheme subject to the imposition of conditions.
- 7.67 Accordingly, the impact on flooding is considered acceptable.

Renewable Energy

- 7.68 Policy CC1 of the CS&P DPD states that the Council will require residential development to include measures to provide at least 10% of the development's energy demand from on-site renewable energy sources. The NPPF states that the planning system should support the transition to a low carbon future in a changing climate.
- 7.69 The applicant has submitted a Sustainability Statement that recognises the requirement of Policy CC1, but also seeks to present an energy and sustainability strategy for a proposed scheme. It indicates that renewable and low carbon technologies have been considered as part of the design following the prioritisation of efficiency.
- 7.70 The Council's Sustainability Officer has been consulted and considers that the proposal is capable of securing a minimum 10% of the development's energy demand from on-site renewable energy sources. A condition is recommended to ensure that the character and appearance of the heritage assets are not adversely impacted.

Equalities Act 2010

- 7.71 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 7.72 The question in every case is whether the decision maker has in substance had due regard to the relevant statutory need, to see whether the duty has been performed.
- 7.73 The Council's obligation is to have due regard to the need to achieve these goals in making its decisions. Due regard means to have such regard as is appropriate in all the circumstances.

Human Rights Act 1998

- 7.74 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.75 Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.
- 7.76 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e. peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.
- 7.77 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, Officers have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Financial Considerations

- 7.78 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. In consideration of S155 of the Housing and Planning Act 2016, the proposal would generate New Home Bonus which is an economic benefit. It is a CIL chargeable development and will generate a CIL Payment of approximately £88,000. This is a mitigation against the development. The proposal will also generate Council Tax payments which is not a material consideration in the determination of this proposal.

Other Matters

- 7.79 The County Archaeologist has raised not objection subject to the imposition of a condition requiring the implementation of archaeological work to be conducted in accordance with a written scheme of investigation.
- 7.80 The applicant has submitted an ecological impact assessment which confirms that there is no evidence of bats roosting in the existing Old Fire Station. The existing site is laid with hardstanding and is considered to have very limited wildlife habitat value. A condition is to be imposed requiring the installation of bird and bat boxes on the site. This together with new landscaping will encourage more wildlife on the site and is considered to create a net gain in biodiversity on the site. Accordingly, the impact on biodiversity is considered acceptable.
- 7.81 With regard to the comments from the Crime Prevention Officer, it is not considered reasonable to impose a condition to demonstrate that the scheme achieves the principles of 'Secured by Design'. However, this is to be brought to the attention of the applicant in an informative. It is relevant to note that the proposal will lead to greater natural surveillance of this particular part of the towpath. The new dwellings will have front garden areas enclosed with low level boundary treatment which will create 'defensible space' between the public realm and the front elevations of the buildings.

Conclusion

- 7.82 The proposal would secure the restoration and long-term use and maintenance of the Old Fire Station. Although the proposal would result in harm to heritage assets, this is considered to be less than substantial and at the low end of that scale. Therefore, the public benefits resulting from the proposal would clearly outweigh the harm.

7.83 The proposal is considered to overcome the reasons for refusal associated with the previous 2019 development, as well as the objections in the 2015 appeal decision.

7.84 Accordingly, the application is recommended for approval.

8. Recommendation

21/01750/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:

- FA20-1812-06; /040; /60; /70; /130 received 08 November 2021
- Topographical Survey received 08 November 2021
- FA20-1812-050 Rev. B; /100 Rev. B; /102 Rev. B; /104 Rev. B; 106 Rev. B; /120 Rev. B; /122 Rev. B; /125 Rev. B; /140 received 11 April 2022

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

3. No development shall take place until: -

(i) A site investigation fully characterising the nature and extent of any land and groundwater contamination and its implications, together with its extent and methodology, shall be submitted to and approved in writing by the Local Planning Authority.

(ii) A written method statement for the remediation of land and/or groundwater contamination affecting the site, together with a timetable for implementation, shall be submitted to and agreed in writing by the Local Planning Authority

The site shall be remediated in accordance with the agreed method statement and timetable for implementation.

Reason: - To protect the amenities of future residents and the environment from the effects of potentially harmful substances, 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. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. Those details shall include:

- a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 2.5 l/s.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The development shall be carried out in accordance with the agreed surface water drainage scheme.

Reason: To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site.

- 6. Prior to first occupation, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is built to the approved designs.

- 7. No development above damp-proof course level shall take place until details of the materials to be used for the external surfaces of the buildings and other external surfaces of the development are submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved materials and detailing.

Reason: - To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

- 8. Following construction of any groundwork and foundations, no construction of development above damp proof course level shall take place until a report has been submitted to and agreed by the Local Planning Authority, which includes details and drawings of equipment and locations, demonstrating how at least 10% of the energy requirements generated by the proposal as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The detailed report shall identify how renewable energy,

passive energy and efficiency measures will be generated and utilised for each of the buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of each new build house and thereafter retained.

Reason: - To ensure that the development is built in accordance with the submitted renewable energy details and is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

9. The development hereby approved shall not be first occupied unless and until the facilities for the secure parking of bicycles within the development site have been provided in accordance with the approved plans. Thereafter the said approved facilities shall be retained and maintained to the satisfaction of the Local Planning Authority.

Reason: - The above condition is required in recognition of Section 9 (Promoting Sustainable Transport) of the NPPF.

10. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: - This condition is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2021 and Policies CC2 and CC3 of the Core Strategy and Policies Development Plan Document February 2009.

11. The development hereby approved shall not be first occupied unless and until all parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32-amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: - The above condition is required in recognition of Section 9 (Promoting Sustainable Transport) of the NPPF.

12. Details of a scheme of both soft and hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of any part of the development hereby approved. The approved scheme of tree and shrub planting shall be carried out prior to the first occupation of the buildings. The planting so provided shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season whichever is the sooner, of any trees or shrubs that may die, are removed, or become seriously damaged or diseased, with others of similar size and species.

Reason: - To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

13. Before the first occupation of any part of the development, the refuse and recycling facilities shall be provided in accordance with the approved plans and retained thereafter.

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.

14. Prior to the first occupation of the buildings 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 first occupation of the buildings and shall at all times accord with the approved details.

Reason: - To safeguard the amenity of neighbouring properties and in the interest of security.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order) no extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstanding, storage tanks, gates, fences, walls, or other means of enclosure, shall take place without the prior planning permission of the Local Planning Authority

Reason: - In the interest of preserving and Staines Conservation Area, the setting of Listed buildings, and the character of the area.

16. No development shall take place until the applicant has secured the implementation of a programme of archaeological work to be conducted in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is capable of containing archaeological remains and it is important that the archaeological information should be preserved as a record before it is destroyed by the development.

17. Prior to the commencement of construction, a scheme to provide bird boxes and bat boxes on the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the buildings are occupied and thereafter maintained.

Reason: - To encourage wildlife on the site.

18. Prior to the occupation of the development, details of a scheme of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s)/use is/are occupied. Development shall be carried out in accordance with the approved details and 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.

Informatives

1. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution, and parking:
 - a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;

- c) Deliveries should only be received within the hours detailed in (a) above;
- d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- e) There should be no burning on site;
- f) Only minimal security lighting should be used outside the hours stated above; and
- g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme (www.ccscheme.org.uk/index.php/site-registration).

2. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as:
 - a. how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
 - b. how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
 - c. the arrangements that will be in place to ensure a reasonable telephone response during working hours;
 - d. the name and contact details of the site manager who will be able to deal with complaints; and
 - e. how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
3. The applicant's attention is drawn to the ACPO/Home Office Secured by Design (SBD) award scheme, details of which can be viewed at www.securedbydesign.com.
4. In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of the NPPF. This includes the following –

- a. Provided or made available 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 proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

Listed Building Consent Application 21/01751/LBC

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:

- FA20-1812-06; /040; /60; /70; /130 received 08 November 2021
- Topographical Survey received 08 November 2021
- FA20-1812-050 Rev. B; /100 Rev. B; /102 Rev. B; /104 Rev. B; 106 Rev. B; /120 Rev. B; /122 Rev. B; /125 Rev. B; /140 received 11 April 2022

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

3. Prior to any above ground works to the Listed Building t details of the materials and detailing to be used for the internal and external surfaces of the Listed building be submitted to and approved by the Local Planning Authority.

Reason:- To protect the architectural/historic interest of the building in accordance with the guidance contained within the National Planning Policy Framework (2021) and Policy EN5 of the Core Strategy and Policies Development Plan Document.

4. Prior to the commencement of development, details of the proposed design of the works, including foundations, adjacent to the listed buildings (Old Fire Station & Staines Town Hall) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall then proceed in accordance with the approved details.

Reason:- To protect the architectural/historic interest of the building in accordance with the guidance contained within the National Planning Policy Framework (2021) and Policy EN5 of the Core Strategy and Policies Development Plan Document.

5. Prior to the commencement of development a scheme of repairs and restoration to the Old Fire Station shall be submitted and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented, unless otherwise agreed by the Local Planning Authority in writing, prior to the occupation of any of the units hereby approved.

Reason:- To protect the architectural/historic interest of the building in accordance with the guidance contained within the National Planning Policy Framework (2021) and Policy EN5 of the Core Strategy and Policies Development Plan Document.

6. All works of repair, restoration and replacement to the Listed Building are to exactly match the original features, unless otherwise agreed with the Local Planning Authority in writing.

Reason:- To protect the architectural/historic interest of the building in accordance with the guidance contained within the National Planning Policy Framework (2021) and Policy EN5 of the Core Strategy and Policies Development Plan Document.

7. Prior to any above ground works to the Listed Building details of the design and construction of the mezzanine floor shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:- To protect the architectural/historic interest of the building in accordance with the guidance contained within the National Planning Policy Framework (2021) and Policy EN5 of the Core Strategy and Policies Development Plan Document.

8. Prior to any above ground works to the Listed Building a schedule of windows and doors, including glazing bar details at a scale of 1:20, together with details of the door joinery, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To protect the architectural/historic interest of the building in accordance with the guidance contained within the National Planning Policy Framework (2021) and Policy EN5 of the Core Strategy and Policies Development Plan Document