

## Horton Chapel Haven Way Epsom Surrey KT19 7HA

Refurbishment and conversion of existing Chapel (Use Class D1) to an Arts and Performance Centre (Use Class D1 and D2) , including performance zone, creative learning , exhibition and cafe zone, new entrance glazed canopy, new 57 space car park parking access road; associated external works including soft and hard landscaping.

|                         |                     |
|-------------------------|---------------------|
| <b>Ward:</b>            | <b>Court</b>        |
| <b>Contact Officer:</b> | <b>John Mumford</b> |

### **1 Plans and Representations**

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P0XY9AGYINJ00>

### **2 Summary**

- 2.1 This application proposes the restoration and conversion of the chapel including various alterations to facilitate the new use as an arts and performance centre. The application only relates to the listed building aspects of the proposed development. Amendments have been made to the proposed building works that make the proposals acceptable in all respects.

- 2.2 **The application is therefore recommended for APPROVAL.** The proposal would facilitate an excellent re-use of this building in a manner that is entirely appropriate to the listed status of the building and compatible with its fabric. They would also secure its removal from the Historic England list of buildings at risk and hopefully provide for its future successful restoration and up-keep.

### **3 Site description**

- 3.1 Horton Chapel is a Grade II listed building and a substantial, brick-built, very early twentieth-century building that used to service the Epsom hospital cluster. It has significant historic and architectural merit but has been redundant since the substantial closure of the Psychiatric hospitals in the late 1990s/early 2000s. It originally had a long colonnaded nave but this was subdivided in 1961 to form two smaller spaces, with the chapel use preserved at the altar end. The West end became known as the Harewood Hall. The internal features include a pipe organ, pulpit and a rood screen bearing two war memorial plaques and there are impressive Doric columns and barrel-vaulted roof.

- 3.2 The setting of the chapel is a green space with some tree cover. The area around the chapel is undeveloped and enclosed by a 1.8-metre-high chain-link fence.
- 3.3 The site falls within the Horton Conservation Area.

#### **4 Proposal**

- 4.1 The proposed community use would comprise a number of elements. The existing partition separating the former Harewood Hall from the Chapel would be replaced with another in the same position. This would incorporate provision for storage, individual WCs and a wet cupboard. The former Harewood Hall itself would continue to be used as an auditorium with space for 120 seats and a stage area and the aisles would be used variously for further storage, access and toilet facilities.
- 4.2 A mezzanine level is proposed to be created above the north aisle with full-height glazing overlooking the auditorium below. This would be used for teaching purposes.
- 4.3 The main Chapel area is proposed to be set out for use as a teaching and exhibition space together with a café and associated kitchen and servery replacing the vestry at the East end of the North aisle. The café seating would be in the chancel area, behind the rood screen, and the exhibition/teaching space would occupy the existing main congregation area. The pews are proposed to be removed and the pulpit and lectern relocated.
- 4.4 Within this main area of the chapel there would be teaching modules that are designed to compartmentalise the space without there being any permanent physical structures. These mobile U-shaped modules would incorporate acoustic attenuation and create wrap-around temporary teaching space enclosures including built-in screens and projectors.
- 4.5 New drain runs to the north and south of the building will connect with an existing sewer that runs to the West of the building. Electric heating will be provided by sixteen free-standing fan-coil units around the perimeter of the principal spaces. Full-height secondary glazing is proposed to the main windows and four new conservation rooflights are proposed to improve natural light above the existing nave area.
- 4.6 The main entrance area would be adapted to improve accessibility and a new light-weight canopy would be erected on the exterior. An office with ticket window is proposed on the right-hand side under the organ loft.
- 4.7 All other existing exterior doors would be fitted with ramps and will serve mainly as fire escapes. The former vestry door will provide staff access from the kitchen/servery to the bin store and an external seating area. This area, beyond the Eastern end of the Chapel, would potentially provide open-air space for the café.
- 4.8 A new bin store and shelter for twenty bicycles would be provided at each end of the building respectively.

- 4.9 Externally, the 57 parking spaces are proposed to be laid out in two blocks; one to the rear of the chapel and the other on the Western end of the site, with a new access road feeding directly off Haven Way. An entrance pathway is to be created directly from Haven Way to the front door. The perimeter of the site is proposed to be enclosed on the frontage by 1.2-metre-high railings with new brick piers at the vehicular entrance and a separate pedestrian gate. The existing perimeter fence will remain on the north side.
- 4.10 The applicants say that their vision is to renovate and convert Horton Chapel into a new community arts centre that will provide a suitable space for local people of all ages and backgrounds to enjoy a programme that enriches, educates, entertains and inspires.
- 4.11 Their stated aims are:
- To provide a year-round focus for the vibrant artistic talent, culture and creativity in Epsom and Ewell
  - To provide creative and educational opportunities for the local community
  - To preserve and maintain Horton Chapel on a sustainable income-generating model and,
  - To ensure the heritage of the area is retained and promoted through a permanent exhibition, accessible free of charge
- 4.12 The applicant's intention is: *"...to create an inspirational hub within the building and its grounds, that offers a dynamic and varied programme of events, courses and creative opportunities for the local community; a place where people from Epsom & Ewell and the surrounding areas can come to experience the arts, as audiences, participants and supporters."*
- 4.13 They state that activities would include special events, performances of all kinds, screenings and exhibitions, as well as hands-on opportunities to learn a variety of creative and artistic skills through high quality facilities and tuition. They intend to offer flexible rehearsal, performance and teaching spaces for hire to local artists and organisations and to provide community space for hire. The exhibition and café would be: *"...a focal point for local people, open to all"* including schools and other groups. They propose to link with local partners and offer skills training and work-place learning opportunities.
- 4.14 The application is supported by the following documents:
- Arboricultural Report
  - Building Condition Survey
  - Road Safety Assessment
  - Design & Heritage Statement
  - Ecology Appraisal
  - Environmental Noise Survey and Plant Noise Assessment Report
  - Car Parking Statement

## **5 Comments from third parties**

- 5.1 The application was advertised by means of letters of notification to 42 local properties and a press and site notice. To date (08.03.2018) no comments have been received in response.

## **6 Consultations**

- 6.1 County Highway Authority: Further to our correspondence in relation to the above site, the CHA have considered both the submitted and further information provided.

In a review of this information, the CHA are not of the opinion that this provides justification for the level of on-site parking.

What has been submitted is not sufficient evidence to conclude there would be no highway impact, consequently the CHA object to the proposals as currently submitted.

- 6.2 Tree Officer: Comments made on the revised parking layout that shows potential impact from incursion under the canopies of existing trees. Applicants requested to consider further minor adjustments to layout, to provide details of service runs, including cables for bollard lighting, to confirm “no-dig” construction where required (to avoid undue damage to tree roots) and to confirm all trees proposed to be retained.

- 6.3 Conservation Officer: Detailed comments raised. Summary of concerns:

- Excessive height of boundary treatment requires justification.
- The need for two refuse bin storage enclosures requires justification.
- Design of the secondary glazing frames requires amendment
- Design of the servery area must be simplified
- Further consideration must be given to the mezzanine and the partitioning for toilet facilities

The Conservation Officer’s detailed comments on the interior works will be cited in full in the associated report on the application for Listed Building Consent – Ref. 17/01379/LBA

- 6.4 Environmental Health Officer: Having consulted the planning projections, site location and considered its proximity to the nearest residential properties I see no major cause for concern from an Environmental Health perspective.

The noise survey and plant noise assessment report conclusion states that the proposed plant equipment will have appropriate attenuation via a barrier around the noise producing equipment which should limit any disruptive noise to the nearest residential properties to below appropriate levels. I agree with the report methodology so no further conditions related to noise should be placed on the development.

**6.5 Countryside Officer (Ecologist):**

As there are bats present on the site it is important that the recommendations in the report are implemented, therefore I think a condition should be attached requiring the production of an implementation plan to ensure that the recommendations are followed.

In addition I have a concern that although repairs to the roof which would affect the bats are not part of the planning application, it seems likely that repairs to roof will occur in the future, I would like to know if there is a way to ensure the proper licencing and mitigation regarding bats occurs if this does happen.

**7 Relevant planning history**

None recorded

**8 Planning Policy**

Core Strategy 2007

|             |                                       |
|-------------|---------------------------------------|
| Policy CS1  | General Policy                        |
| Policy CS3  | Biodiversity and Nature Conservation  |
| Policy CS5  | Heritage Assets and Built Environment |
| Policy CS6  | Sustainable Development               |
| Policy CS16 | Managing Transport and Travel         |

Development Management Policies Document 2015

|             |   |
|-------------|---|
| Policy DM8  | Heritage Assets                               |
| Policy DM9  | Townscape Character and Local Distinctiveness |
| Policy DM10 | Design Requirements for New Developments      |
| Policy DM4  | Biodiversity and New Development              |
| Policy DM5  | Trees and Landscape                           |
| Policy DM19 | Development and Flood Risk                    |
| Policy DM37 | Parking Standards                             |

Epsom Hospital Cluster Conservation Area Character Appraisal & Management Proposals 2009

## **9 Planning considerations**

### Land use principles

- 9.1 Since this chapel was acquired by the Council in c.2004 there has been significant residential and other development in the area surrounding and adjacent to the site. This is one of the last remaining undeveloped redundant hospital-related buildings. The Chapel has been vacant for about at least 15 years and is in poor condition.
- 9.2 The applicants are proposing to use the Chapel for performing arts, teaching and exhibitions. Such a use is to be welcomed as the proposal will entail the restoration and re-use of this important listed building and will provide a community hub for the “Cluster”, which is also to be welcomed.
- 9.3 The principle of the proposal is entirely acceptable in planning and listed building terms and would deliver completion of the original concept for this building as set out in the master plan for the development of the Hospital Cluster. If successful, this would enable the realisation of long-held planning objective. The detail of the proposal is, however, discussed below.

### Community Use

- 9.4 It will be important in planning terms to secure the future community use of this site as originally envisaged for this building. Also, it is likely that the proposal will involve the use of S106 funding from the West Park development that was expressly given for the provision of a community facility.
- 9.5 As the Council is currently the owner of the land a section 106 agreement to secure future community use cannot be entered into. However, as a part of the disposal of the land it is likely that the Council will be requiring the applicant to enter into a community use agreement as a part of any disposal of the property.

### Green Belt policy

- 9.6 Whilst the development is within the Green Belt the majority of the proposed work relates to the interior fabric of the building and as such will not be contrary to the purposes of the Green Belt. The most significant external alterations would be the creation of a car park and the erection of a new boundary fence. The configuration of the car park has been amended and the resultant layout would have less impact on the openness of the Green Belt. Nonetheless, the car park itself is not strictly “appropriate development” in terms of Green Belt policy as set out in the National Planning Policy Framework.
- 9.7 It is acceptable on occasion for very special circumstances to justify “inappropriate development”. All of the proposed physical works are necessary to facilitate the effective re-use of this important listed building and any harm to the green belt is therefore outweighed by these very special circumstances.

- 9.8 The proposed boundary fence is now proposed to be 1.2 metres in height, having been reduced from the 1.8 metres originally proposed. This will help to reduce any impact on the openness of the green belt and the design of the proposed works around the building is such that any adverse impact on openness would be minimised.
- 9.9 The proposal is therefore considered to be acceptable in green belt terms.

Protecting the listed building

- 9.10 The desirability of sustaining and enhancing the significance of heritage assets and putting them to uses consistent with their conservation is emphasized in Section 12 of the National Planning Policy Framework (NPPF). Horton Chapel is presently at risk, having been redundant for a lengthy period and with options for sustainable new uses limited by a restrictive covenant. Although understood to be structurally sound, the building is in relatively poor condition and continues to deteriorate. Historically appropriate, 'like for like' repairs and the replacement of impermeable surface finishes with breathable alternatives are welcomed throughout.
- 9.11 The Conservation Officer's comments are considered in more detail in the report on the application for Listed Building Consent – Ref. 17/01379/LBA.

Protecting and enhancing the setting of the listed building and the character and appearance of the Conservation Area

- 9.12 The Chapel occupies a park-like, sylvan setting which acts as a gentle foil to the imposing architectural form of the ecclesiastical building. Other than allowing views of the Chapel to remain unobstructed, the existing boundary fence contributes little and there is no objection in principle to the proposed replacement, which is visually permeable and of good quality materials. However a characteristic feature of the Chapel's setting is its openness and it was felt that the 1.8m-high fence would disrupt that and somewhat diminish the open, park like quality of the setting. The applicants have therefore agreed to reduce the height of the proposed boundary fence to 1.2 metres.
- 9.13 From the conservation perspective, the need for extensive, hard-surfaced driveways and parking areas is regretted. However, it is acknowledged that they are necessary and the specification of sympathetic surfacing somewhat mitigates their alien presence. As noted at pre-application stage, individual parking bays should be discretely delineated by contrasting materials, rather than by visually intrusive painted lines in order to avoid an urban appearance and details of this are required under proposed condition no. 7.
- 9.14 The materials selected for the construction of the access way, paths and parking spaces are proposed to be Marshalls "Piora" blocks with a gravel hoggin paving for the parking spaces. There are a number of proposed "bollard" lights that would be attached to wooden posts. The overall impact will be suitably informal and visually appropriate to the setting.

- 9.15 The proposed ground floor layout shows external service equipment and refuse bins discretely located to the north of the building and concealed behind 'hit-and-miss' fencing. However the original site layout showed a secondary, prominently located bin enclosure adjacent to the pedestrian entrance which would have been a visual detractor. The applicants have subsequently agreed to remove this as the main bin store adjacent to the building is adequate and the bins can be easily wheeled-out to the road frontage on collection day without the need for a special enclosure.
- 9.16 While the presence of the new driveways and car-parking areas will undoubtedly alter the visual quality of the setting, they will not change it to the extent that significant harm would arise. Some change is necessary to facilitate a viable new use and the balance of hardstanding to green space will ensure that the overriding sylvan character will remain. The imposing form of the Chapel will remain pre-eminent and the alterations to its setting are effectively mitigated by the heritage benefits ensuing from securing a sustainable new use for the listed building.

Impact on residential amenity

- 9.17 Policy DM10 requires development to have regard to the amenities of occupants and neighbours, in terms of privacy, outlook, sunlight/daylight, noise and disturbance. There are some residential properties to the south of the site but the separation distance is such that no undue disturbance should arise.
- 9.18 Environmental health have been consulted and they do not propose any condition be imposed in relation to the external plant which is proposed.

Access and parking provision

- 9.19 In terms of impact on the highway network there should be significant impact from the proposed use due to the relatively low frequency and number of vehicle movements and the capacity of the surrounding road network.
- 9.20 The highway authority have raised an objection based on the lack of evidence to demonstrate that there will not be an adverse impact on the public highway. The applicant has not submitted a full Transport Assessment but has provided details of anticipated parking demand based on the various uses proposed within the building. This is a credible summary and officers conclude that the use of this building in the manner proposed is unlikely to lead to an excessive over-spill of off-site parking. The 57 spaces proposed should be adequate for most times of the day and for most occasions and any degree of over-spill in this location is unlikely to have a significant adverse highway impact.
- 9.21 The quantum of parking also strikes the right balance between accommodating the legitimate needs of the development and protecting a good proportion of the green space around the chapel. We will need details of the type, nature, construction and materials of the parking areas and roads. As part of the application a justification of the number of car parking spaces should be provided.



- 9.22 The existing access point is sufficient to service the site although the restrictions to through traffic along Haven Way, other than buses means that traffic approaching the site will have to do so from a Westerly direction. The Highway Authority have stated that they have no intention of relaxing the Traffic Regulation Order that is in place.
- 9.23 Services/refuse collection – bin storage should be considered as part of the application. It needs to be located close to the site frontage to enable refuse collectors to retrieve bins from the public highway but designed in such a way so as not to adversely affect the listed building. If the facilities are within the site, you should provide details in the submission demonstrating that there is adequate space for the bins and vehicle parking/manoeuvring.

#### Trees and landscape

- 9.24 A full and detailed tree survey has been provided and most of the significant trees are to be retained. There is likely to be some impact on those trees in proximity to proposed new areas of hard standing. Comments from the tree officer have resulted in amendments to the second parking layout proposals so as to mitigate any adverse effect on a Chestnut and a Lime tree on the north side of the main car park. The plan as now amended address those concerns subject to the imposition of proposed conditions nos. 3 and 7.

#### Biodiversity

- 9.25 The applicants have provided an ecological survey, details of proposed mitigation measures and proposed biodiversity enhancements.
- 9.26 The ecological survey identifies the presence of bats, as would be expected in an unoccupied building of this age. Whilst the number of suitable openings is limited it is evident that bats do use the building to a limited extent and that they enter the roof void, possibly as a summer roost. The works proposed include repairs to the roof and it is likely that roof coverings will need to be removed and replaced. Any work involving potential disturbance to the bats will need to be licenced by Natural England. An appropriate condition (Condition 8) and Informative (Informative 3) is proposed to ensure that the works are carried out in a sensitive manner.
- 9.27 Suitable biodiversity enhancements, including additional plant species, log and brush piles and bird boxes, are also proposed to be secured under Condition 8.

#### Resources, energy and flood risk

- 9.28 Sustainability should be a key consideration in the design of development, as set out in Core Strategy Policy CS6. In the case of this building, the proposed works will incorporate limited energy efficiency measures. The secondary glazing will improve the thermal efficiency of the structure and works will need to be undertaken in accordance with the Building Regulations. At this stage, it seems unreasonable to lay additional financial burdens on the proposed project but, in time, the south facing roof slopes could lend themselves to discrete, demountable solar photovoltaic arrays that would pay-back over a relatively short time-frame.

- 9.29 Nonetheless, for now, the proposals are considered acceptable in terms of Policy CS6. They will bring an existing wasted resource, in the form of an empty building, back into productive use.
- 9.30 Drainage within the external car park areas is proposed to allow natural filtration within the site. There is no identified flood risk on the site and the proposed arrangements are considered satisfactory as the ratio of hard-standing to green space is relatively modest. Water run-off can be potentially absorbed through filtration within the site without causing a problem beyond its boundaries.

## **10 Conclusion**

- 10.1 The proposed conversion of Horton Chapel will facilitate the regeneration and renewal of an existing building of some prominence and importance. The original conception of the Hospital Cluster redevelopment was that Horton Chapel would fulfil a community centre function and, if this project comes to fruition, it will end years of uncertainty and decline.
- 10.2 The applicants have been accommodating of all the Council's policy requirements and have adjusted their proposals, both at the pre-application stage and subsequently, to address all of the issues that have been raised. The plans as now conceived are fully compatible with protecting the heritage of the building and the Conservation Area and in accord with planning policy.
- 10.3 The application is therefore recommended for APPROVAL.

## **11 Recommendation**

- 11.1 Planning permission is **granted** subject to the following conditions:

### **Conditions:**

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

**Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.**

- (2) **No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented within one year of the occupation of the development hereby approved and thereafter retained.**

**Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.**

- (3) Prior to the commencement of any development works, including ground preparation, details of the tree protection measures to accord with British Standard 5837 shall be submitted to an approved in writing by the Local Planning Authority and the approved measures shall be implemented/erected and shall remain in place for the duration of the construction works. The protection barriers shall only be removed on the completion of all construction activity and with the written agreement of the Local Planning Authority. All works shall be carried out in strict accordance with the approved details.**

**Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM5 and DM9 of the Development Management Policies Document 2015**

- (4) No part of the building shall be occupied until space has been laid out within the site in accordance with the approved plans for a maximum of 57 cars and a minimum of 20 bicycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking area shall be used and retained exclusively for its designated use.**

**Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of Policy CS16 of the Core Strategy 2007**

- (5) 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**
  - (e) provision of boundary hoarding behind any visibility zones**
  - (f) HGV deliveries and hours of operation**
  - (g) vehicle routing**
  - (h) measures to prevent the deposit of materials on the highway**
  - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused**
  - (j) no HGV movements to or from the site shall take place between the hours of 8.00 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in the vicinity during these times.**

**has 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: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of Policy CS16 of the Core Strategy 2007**

- (6) The proposed parking spaces shall be constructed using the materials stated in the application. Before work on their construction commences details of the means of delineation of the individual spaces on the ground (integral to the surface) shall be provided to and approved in writing by the Local Planning Authority and the work shall be carried out in accordance with those approved details.**

**Reason: To ensure a satisfactory appearance that is compatible with the setting of a listed building and the character and appearance of the Conservation Area. To accord with Policy DM8 of the Development Management Policies Document 2015.**

- (7) All underground services (including cabling for lighting bollards) shall be carried-out in accordance with the NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2.**

**Reason: To ensure that the existing tree roots are protected from damage in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.**

- (8) Before the commencement of the development an Ecological Implementation Plan, setting out how and when the recommendations contained in the applicant's Ecological Impact Assessment produced by New Leaf Ecology and dated September 2017 will be implemented, shall be submitted to and approved in writing by the Local Planning Authority. Any works shall thereafter only be undertaken in accordance with the approved Implementation Plan.**

**Reason: To ensure that the recommendations in the Ecology Report are implemented in the interests of protecting the identified species on the site including bats, to secure the enhancements to biodiversity proposed and to comply with Policy CS3 of the Core Strategy 2007 and Policy DM4 of the Development Management Policies 2015.**

- (9) The development hereby permitted shall be carried out in accordance with the following plans:**

|                   |                                    |
|-------------------|------------------------------------|
| <b>1778-EX-01</b> | <b>Site Location</b>               |
| <b>1778-EX-02</b> | <b>Existing plan and roof plan</b> |
| <b>1778-EX-03</b> | <b>Existing Elevations</b>         |

|                     |  |
|---------------------|--|
| <b>1778-EX-04</b>   | <b>Existing Sections</b>                       |
| <b>1778-SK-20-K</b> | <b>Proposed Ground Floor plan</b>              |
| <b>1778-SK-21-J</b> | <b>Proposed Sections</b>                       |
| <b>1778-SK-22-C</b> | <b>Proposed Roof Plan</b>                      |
| <b>1778-SK-23-J</b> | <b>Proposed Site Plan</b>                      |
| <b>1778-SK-25-C</b> | <b>Proposed SW &amp; NE Elevations</b>         |
| <b>1778-SK-26-C</b> | <b>Proposed NW &amp; SE Elevations</b>         |
| <b>1778-SK-27-A</b> | <b>Mobile teaching pods</b>                    |
| <b>1778-SK-28</b>   | <b>Internal Elevations Office Screen</b>       |
| <b>1778-SK-29</b>   | <b>Proposed Entrance screen</b>                |
| <b>1778-SK-30-B</b> | <b>Internal Elevations Servery Bar</b>         |
| <b>1778-SK-31-A</b> | <b>Services Entries and Excavations</b>        |
| <b>1778-SK-32</b>   | <b>Internal elevations secondary glazing</b>   |
| <b>1778-SK-33</b>   | <b>Roof level - rooflights and vent grills</b> |
| <b>1778-SK-34-B</b> | <b>Car Park Lighting</b>                       |
| <b>1778-SK-35</b>   | <b>External Bin Stores</b>                     |

**Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007**

**Informatives:**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012**
- (2) Please note that this planning permission does not convey approval for new signs that require separate consent under the Advertisement Regulations 2007. Such would need to be the subject of a separate application for Advertisement Consent.**
- (3) Any works to the roof (including the installation of the proposed new roof lights is likely to involve potential disturbance of bats, which are a protected species. It is important to note that such disturbance would potentially involve committing a criminal offence unless it is done strictly under the terms of a license from Natural England. The applicant is therefore advised to contact Natural England at the earliest**

**opportunity before works commence in order to secure the relevant licence and associated monitoring.**

- (4) You are advised that no construction work should be carried out in such a manner as to be audible at the site boundary before 07.30 hours on Monday to Friday or after 18.30 hours on Monday to Friday; no construction work should be audible at the site boundary before 08.00 and after 13.00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank Holidays or Public Holidays.**