

# PLANNING APPLICATION REPORT



**ITEM: 07**

**Application Number:** 13/01104/LBC

**Applicant:** ALDI Stores Limited

**Description of Application:** Demolition of former laundry building and repairs, internal alterations and conversion of former Greenbank Prison (and annexe) to provide 65 self-contained student flats

**Type of Application:** Listed Building

**Site Address:** LONGFIELD HOUSE, GREENBANK ROAD PLYMOUTH

**Ward:** Efford & Lipson

**Valid Date of Application:** 19/07/2013

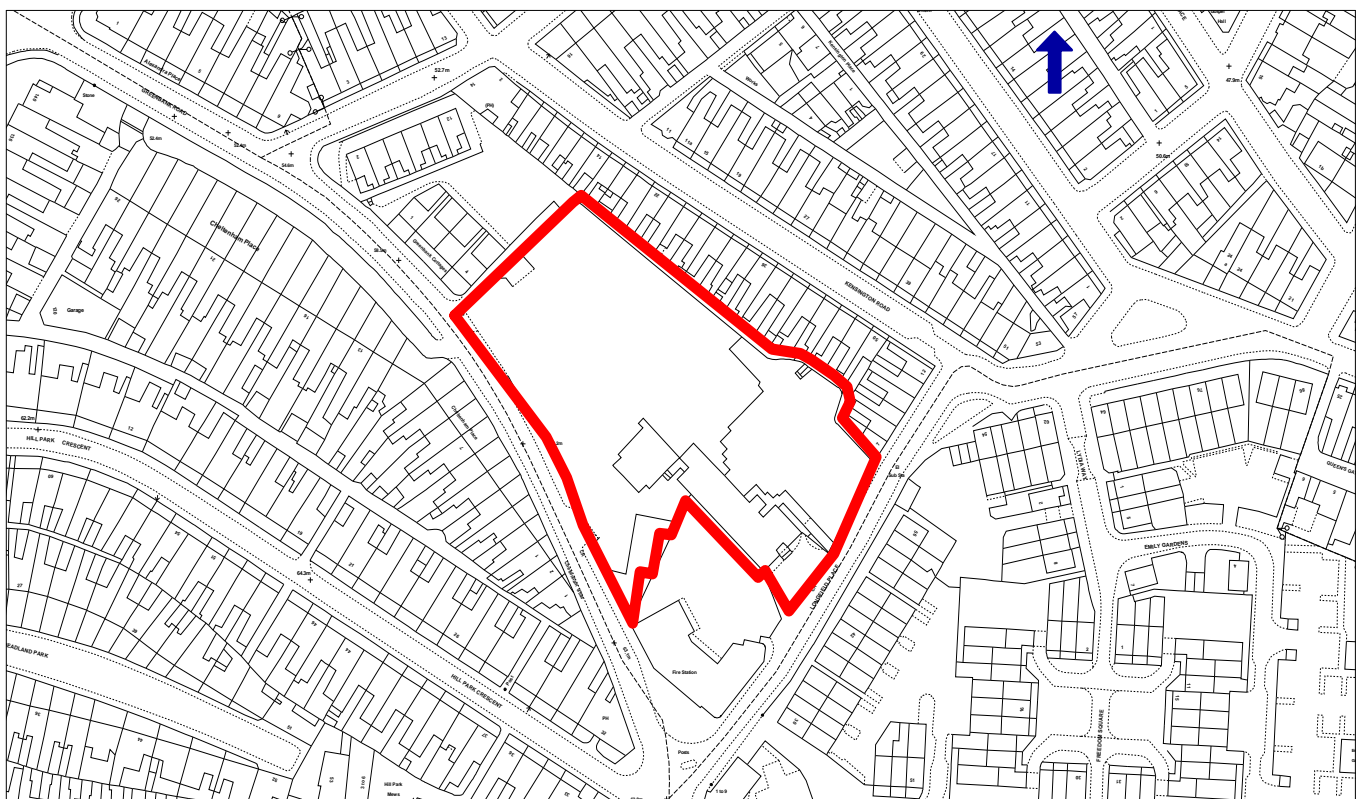
**8/13 Week Date:** **13/09/2013**

**Decision Category:** Major - more than 5 Letters of Representation received

**Case Officer :** Olivia Wilson

**Recommendation:** Grant Conditionally

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## **OFFICER'S REPORT**

### **Site Description**

The former Greenbank Prison is a Grade II listed building dating from 1849, designed by Fuller and Gingell. The building historically had a crucifix plan form, consisting of a central block with three projecting wings. The north and east wings have since been demolished, but the external appearance of the building has retained much of its original character. The south wing was originally used as cells for women prisoners. The interior was extensively remodelled in the 1930s as part of the conversion to a police station. At the same time changes were made to the exterior of the building with a new entrance created on the Longfield Place elevation.

Having lain empty and been partially demolished prior to listing in 2007, it has been subject to vandalism, arson, extensive damage by water, and it is now full of dead vermin and guano as well as broken glass and rubbish. Its condition is now so bad that there has been a significant internal collapse within the tower area due to the level of rot caused by water ingress. It has been identified as a building at risk because of the poor condition it has deteriorated into.

The building is positioned facing, but set back from, Greenbank Road, with a secondary entrance off Longfield Place. The site borders Greenbank Road to the south, Longfield Place to the east, the rear of Kensington Road to the north and Greenbank Cottages to the west. The fire station lies adjacent to the site in the south-east corner. A large former laundry building occupies the north-east corner of the site. The north-west side of the site is empty and has become derelict and overgrown. The former prison wall remains intact for large parts of the site boundary. The owner (Aldi) also owns a section of land to the north-west of the site to the rear of Greenbank Cottages, but this does not form part of the development site. There is a considerable difference in ground levels between the site and the residential properties that back onto it from Kensington Road, which are set down.

The site is located adjacent to the Mutley Plain District Centre (about 200m to the north-west), although it is surrounded by residential properties. It is approximately a 15 minute walk to the University and 20 minutes to the City Centre. The site sits on the crest of the hill that rises up from the junction of Mutley Plain and Greenbank Road.

### **Proposal Description**

Demolition of former laundry building and repairs, internal alterations and conversion of former Greenbank Prison (and annexe) to provide 65 self-contained student flats.

### **Pre-Application Enquiry**

The Council provided pre-application advice (MA/403/PRE). The Council advised that the proposal for a retail unit would require a sequential site assessment that is based on the site as an out of town location. The Council also advised that a retail impact assessment should be carried out. The proposal to convert the prison into student accommodation would be acceptable in principle in this location, being close to the University and local amenities. Feedback was given on the conversion of the building and on the demolition of the laundry building. Subject to a Heritage

Statement and full recording, it was agreed in principle to the demolition. It was noted that archaeological works would need to be undertaken across the site prior to any development as this area may contain the remains of Civil War fortifications. In relation to the design of the retail unit and boundary treatment, it was advised that as much of the original stone prison wall as possible should be kept and restored. It would be unlikely that a standard design for an Aldi store would be acceptable in this location. The elevation facing Greenbank Road should be entirely glazed in order to provide an acceptable relationship with the street. Pedestrian access from Longfield Place through the site could be formed by using an existing access point. Pedestrian crossing improvements at the junction of Mutley Plain/Alexandra Road and Greenbank Road would be required. Adequate car parking and cycle parking for the student flats would be required (11 car parking spaces) plus car parking for the food store, and turning provision for HGVs. A noise assessment will be required to protect the amenity of residents of Kensington Avenue and a management plan for the student flats would also be required. The laundry building should be fully recorded prior to demolition.

### **Relevant Planning History**

99/01121/OUT – Residential development to include the conversion and lateration of the former laundry building into flats and houses – permitted.

99/01122/FUL – Erection of retail food store, alterations and conversion of clock tower to form offices with associated vehicle and pedestrian access, car parking and servicing areas – refused (on the grounds of unsatisfactory pedestrian links between the site and Mutley Plain).

00/01348/FUL – Erection of retail food store, alterations and conversion of clock tower to form offices with associated vehicle and pedestrian accesses, car parking and servicing areas – refused.

02/00819/FUL – Erection of retail food store, alterations and conversion of clock tower to form offices with associated vehicle and pedestrian access, car parking and servicing areas – refused (on retail and highway grounds). The appeal (N1160/A/03/1121679) was dismissed. (The Inspector found that the site did not represent a good edge of centre site as it had poor linkages to the district centre. He was also concerned that the store would negatively impact on the viability of Mutley Plain).

10/01538/LBC – Retention of works to secure building including steel sheeting to ground-floor openings and wooden boarding to first-floor openings – permitted.

13/01103/FUL - Demolition of former laundry building and repairs, internal alterations and conversion of former Greenbank Prison (and annexe) to provide 66 self-contained student flats, construction of 1,410 sq m foodstore (A1 use) with associated access off Greenbank Road, parking and landscaping – under consideration.

### **Consultation Responses**

The Victorian Society has been consulted because the application involves the proposed demolition of a listed building. It supports the principle of development but

is of the view that there are elements that would cause harm to the setting of the listed building. The position of the supermarket would encroach on views from the west. It would prefer to see the supermarket set back further from the street. The free-standing sign proposed would have a detrimental effect and should also be set back or re-sited. The historic building would benefit from a clearer division between it and the store and parking area.

English Heritage has been consulted because of the proposed demolition of the laundry building. It accepts the principle of demolition of the laundry building but would like to see the original perimeter wall to be retained in-situ. Where the laundry is attached to the main listed building, the methodology for its removal and making good the walls of the prison building should be agreed with the Council's Historic Environment officer. English Heritage would like to see the original scale and height of the perimeter wall restored in front of the central block of the prison. They recommend that the subdivision of the Magistrate's Court should be carried out carefully with the advice of the Council's Historic Environment officer. They recommend that the application be determined in accordance with national and local policy guidance.

### **Representations**

18 letters from local residents have been received.

Three letters offer full support for the scheme. One is in support of the student accommodation and one is in support of the retail unit.

The other letters raise the following concerns:

- The area will be overrun with students
- The students will add to parking and noise problems
- Mutley Plain already has 5 supermarkets and doesn't need another store
- Aldi has made no effort in recent years to maintain the land within their ownership adjacent to the site. It has become overgrown and caused damage to the retaining wall at the rear of Kensington Road.
- The students will add to the parking pressures in the area.
- The site is not suitable for student accommodation.
- There will be a detrimental impact on the residents of Greenbank Cottages who use the adjacent driveway for parking.
- The Aldi store is out of character with the listed building
- Concerns over the structural stability of the retaining wall at the rear of Kensington Road, the design of the lighting in the car park, site security, noise from the external mechanical plant and delivery lorries.

### **Analysis**

1. This application accompanies a full planning application (13/01103/FUL).
2. The main considerations with this application for listed building consent are the impact on the fabric and character of the listed building and the setting of the listed building, in accordance with Policy CS03 and the NPPF. In addition, the principle of enabling development to secure the viable use of a listed building is a key consideration. The National Planning Policy Framework

seeks to actively encourage and promote sustainable forms of development. It replaces all previous Planning Policy guidance issued at National Government Level.

3. The following amendments to the proposals have been made following discussions with officers and representations by the public: the reduction of number of student flats by one to create a laundry and improve communal space; minor amendments to the layout of some studio flats to improve amenity; redesign of the access and landscaping in front of the prison main entrance to improve the setting and amenity of the student flats; relocation of bin storage to the Longfield Place entrance to improve refuse collection and visual amenity; changes to landscaping of the car park to introduce greenery and trees; changes to works to the listed wall to achieve a better recreation of the former wall height and enclosure; an increase in the number of student car parking spaces from 6 to 11; introduction of solar panels on the roof of the Aldi; and minor changes to the design of the Aldi store.

### **Impact on the fabric and character of the listed building**

4. The proposal is to restore and convert the former prison to form 65 self-contained studio student flats: 58 within the prison building and 7 within the Annexe. In addition, an Aldi store is proposed adjacent to the prison as an enabling development.
5. The former east wing has been demolished, leaving a scar on the north-east elevation of the courtroom. The proposal is to partially rebuild this wing, to align with the rear elevation of the south wing. This will extend to all three floors of the building, with three window openings on each floor. This will be designed to match the character and fabric of the remainder of the building. Officers consider that this new extension is essential in order to protect the central courthouse and to provide access through the building. It will replace the missing link between the courthouse and the south wing, where earlier demolition has left internal walls exposed to the weather. Officers consider that this extension is in character with the rest of the building and will replicate the character of the former north wing.
6. The existing south contextual elevation shows the existing position of the prison wall along Greenbank Road. It is discontinuous with a large section towards the southern end lost. Part of the street elevation is formed of the Annexe. The proposal is for the wall to be retained and restored, with some alterations to the layout for the purposes of access. The listed prison wall to the rear of the site will be retained and repaired, and the side facing Longfield Place will also be repaired and restored following demolition of the laundry. Former openings in the wall will be blocked in, although their position will still be readable. A new site entrance will be created to the south of the prison on Greenbank Road to provide access to the prison and the store. The stone from the removed section of wall will be used to rebuild the wall in front of the tower to its full height, although the alignment will be slightly set back for visibility. The limestone wall (to match the original), will continue on its original alignment in front of the proposed new Aldi's and will be full height at the end closest to Greenbank Cottages, reducing in height towards

the site entrance. The retention/ repair of the boundary wall is considered to be a positive aspect of the scheme as it will retain and restore the enclosed character of the site. Conditions can be attached to request details of works to the wall to be submitted. A landscape management plan can be required by condition to include the on-going long-term maintenance of the wall.

7. The former Laundry was built in the 1900s (possibly rebuilt post war), and is of little architectural significance although it does incorporate part of the original boundary wall. Officers consider that it is of no special architectural merit and its demolition will open up the site and improve the setting of the restored prison. It will also allow for pedestrian access from Longfield Place to improve the permeability of the site. The wall of the building along the Longfield Place street frontage will be retained to its original height and existing openings in the wall will be in-filled. Conditions will be attached to cover the recording and archaeological investigations that will need to take place on the site, prior to any development, and a method statement for demolition works to be agreed.
8. The central courtroom block consists of a ground floor and first floor, but has the height of a two-storey building because of the high ceiling on the first floor (6.5m). At one time the central block housed the surgery and the Governor's office, but was later used as a Magistrate's Court. At the front is a bell tower which forms a prominent landmark in the area.
9. Externally the central block appears to be reasonably sound, but the majority of the roof is in a very poor state, particularly where it joins on to the wing. The rooms on the ground floor appear to retain some original fittings (although access is very difficult), including partition walls, but the main area of interest is the first floor court room, which retains a number of original features (wooden floor, some timber wall panelling, judges dias, coffered ceiling). The court room is one of the few parts of the building whose original use can clearly be read. In recent months the ceiling and floor of the double height court room has collapsed, making access to the court room impossible at present and dangerous. There is a high likelihood of future collapses, in which case the majority of the remaining features may be lost. The stairs at the front of the tower are a more recent addition but will be retained, although some minor reconfiguration may be necessary (to be conditioned).
10. The south wing is generally in a less perilous state than the courtroom block, although one section to the rear which was adjacent to the demolished wing is now in a poor condition. The south wing contains almost no original internal features and the partition walls are largely modern, so it is felt that this section can be reconfigured to suit the layout required, although some original sections of dividing walls will remain.
11. The proposed internal alterations to the building require considerable re-modelling of the internal space, with removal of internal partitions and lengths of original internal walls. In particular, the remains of a staircase to the former east wing will be removed, and cells within the basement of the former west wing will be removed. A staircase within the main building to

provide access to the courtroom will be reconfigured to allow internal access. Five new window openings will be created in the north elevation of the south wing at ground floor level, which was previously blocked by the laundry building. These will align with the windows above. Two new window openings will be created at basement level to align with windows above, as well as an existing door opening being altered to form a window.

12. The proposed conversion and restoration of the building to student flats is as follows:
13. Basement of the south wing: A separate staircase to the right of the main entrance led down to the basement which contained the cells. The basement area is discontinuous with the south wing containing cells on the western end (accessed via external stairs) and then three rooms on the eastern end (accessed via internal stairs at the eastern end). The eastern end will be converted into a communal area with a communal lounge running the whole width of the wing with two windows in the south side and one in the north. There will be a separate weights room adjacent to the stairs. The western end will be accessed from external stairs and will provide five studio flats: three in the new extension (rooms 54, 55 and 56) and two in the original building (rooms 57 and 58). A third room will be converted into a communal laundry. In order to achieve minimum room sizes as required by the Housing Act, part of the original wall within Studio 58 will be removed. The rooms will be accessed off a corridor.
14. Ground floor: the original layout had a corridor along the northern elevation with offices along the south side. There was no access through to the courtroom building. The access to this floor was from Longfield Place. The main entrance to the student flats will be on the Greenbank Road elevation. The main building will retain the central corridor which will lead to the new extension at the rear. There will be four rooms off either side of the corridor: a stairwell, management office and two studios (13 and 14) off the north-west side and three studios off the south-east side (12, 11 and 10). The corridor will lead into the south wing, and will extend the full length of the building to the Longfield Place entrance. The new extension will contain three studios (15, 16 and 17) while the old wing will contain 16 studios (18, 19, 20, 21, 22, 23, 24 on the northern side and 1, 2, 3, 4, 5, 6, 7, 8, and 9 on the southern side). An exercise room is also provided to the right of the Longfield Place entrance.
15. First floor: this is accessed from the stairwell at the front as well as the internal stairs at the other end of the south wing. A corridor leads from the top of the front stairs through the court room to give access to the rear extension, which in turn leads to a corridor that runs down the centre of the south wing to mirror the ground floor. There will be one studio at the front adjacent to the stairwell (37). The courtroom will be subdivided into eight studios (33, 34, 35, 36, 38, 39, 40 and 41). There will be three studios in the new extension (42, 43 and 44) and then a further 17 studios in the old wing (45, 46, 47, 48, 49, 50, 51, 52, 53 on the north side and 25, 26, 27, 28, 29, 30, 31 and 32 on the south side).

16. The courtroom studios are double height with a mezzanine level accessed via spiral stairs. The bedroom and bathroom are at the lower level while the kitchen/living room area is upstairs. Ideally the courtroom would be retained as a single large open space, allowing its previous use to be clearly understood. It has eight double height windows, although the base of the cills are over 2m above floor level. However, it seems that this would render the scheme unviable, and so it has been agreed that this space will be split into eight small flats with mezzanine floors, accessed by stairs which will largely sit in the space below the window cills. The ground floor area of each will not have a view but the upper level will and the mezzanine will set back from the window and edged with a glass screen. The panelling around the outer walls of the room will be reinstated, and the coffered ceiling will have as much of the original plaster retained as possible and the rest will be reinstated to match. a corridor will link through the lower level of the court room to join the new rooms to the rear and the rest of the wing.
17. The poor state of the building means that it is difficult to access parts of the building and it is therefore difficult to assess how much of the original internal fabric can be restored. Few details of the method of restoring the courtroom have been submitted. Officers therefore recommend that conditions are included to cover works involved in the conversion, including details of doors and windows and staircases to ensure that original features are retained and refurbished where possible or replaced on a like-for-like basis.
18. The Annexe is a single-storey building dating from the 1930s with an unusual triangular wing fronting onto Greenbank Road with high level windows. It will be converted into 7 studios. Four will be accessed via separate entrance doors (4, 5, 6 and 7) while 1, 2 and 3 have a single entrance door and lobby area. 1, 2 and 3 front directly onto Greenbank Road and have high level windows. Studios 4, 5, 6 and 7 will have level entrances to allow for disabled access. Although within the curtilage of the listed building, Officers consider that the Annexe retains few features of interest. It is welcomed that this building, although heavily sub-divided, will provide accommodation with disabled access.

### **Impact on the setting of the listed building**

19. Although enabling developments such as this proposal for an adjacent retail unit are far from ideal, they do offer a chance for the listed building to see a new lease of life, and Officers consider that this is probably the last chance for the prison to have a viable, long-term use. The NPPF (Para. 140) states that Local Planning Authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.
20. Concerns have been raised about the setting of the listed building and the visual relationship with the Aldi store. The north contextual elevation plan shows the prison in relationship to the Aldi store and the car park. The distance between the end elevation of the prison and the Aldi store is 10m.



Officers consider that the Aldi store has been positioned on the same alignment as the front elevation of the prison so as to minimise its visual impact while creating a strong street frontage. While the car park extends behind the prison, the landscaping and pedestrian path helps to create a visual separation between the two uses.

21. The plans show a free-standing sign on the Greenbank Road frontage. This would require advertisement consent, and therefore is not approved in this application. Any application for signage would be considered on its merits in relation to the listed building.
22. With regard to advice in the NPPF, Officers consider that the benefits of the scheme outweigh the disbenefits and that the enabling development is essential to secure the future of the listed building. A phasing condition can be attached to require the works to the listed building and wall to be completed prior to bringing the retail unit back into use.

## **Human Rights**

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

## **Local Finance Considerations**

These are considered with the accompanying application 13/01103/FUL.

## **Equalities and Diversities**

These are considered in relation to the full planning application.

## **Conclusions**

This application has been considered in the context of the Council's adopted planning policy in the form of the Local Development Framework-Core Strategy 2007 and is considered to be compliant with National Planning Policy Framework guidance. Having regard to the impact of the proposals on the character and fabric of the listed building and the setting of the listed building, It is recommended to grant conditional approval.

## **Recommendation**

In respect of the application dated **19/07/2013** and the submitted drawings Amendments to site layout including landscaping, bin storage, design of the Aldi store and layout of studio flats

P(1)10 Site location plan; 100295 P(1)21 A Proposed site sections/ elevations (Aldi); P(1)26 A (Prison elevations); P(1)23 A; P(1)22 A; P(1)20 A; P(1)19 A; 100295 P(1)11 Existing site plan; P(1)18 A Proposed site plan; 2354-02-07 Elevations (south-east and

north-west); 2354-02-11A Alterations and remedial ground and basement (LBC only); 2354-02-12 Alterations and remedial first floor and roof; 100295 P(1)12 Existing basement plan; 100295 P(1) 13 Existing Ground Floor Plan; 100295 P(1) 14 Existing First Floor Plan; 100295 P(1)15 Existing roof plan; P(1)16 Existing elevations (SW and NE); P(1)17 Existing NW and SE elevations, sections; 2354-02-09 Annexe Existing; 2354-02-07 Elevations (SE and NW); 2354-02-04B Cellar/ Basement floor plan; 2354-02-01 Ground floor plan; 2354-02-02 First floor plan; 2354-02-03 Second floor plan; 2354-02-10 Rev A Annexe proposed; P(1) 24 Aldi store proposed floor plan; P(1) 25 A Aldi store proposed roof plan (with solar panels); DAS; Heritage Statement, it is recommended to: **Grant Conditionally**

## Conditions

### APPROVED PLANS

(1) The works hereby permitted shall be carried out in accordance with the following approved plans: P(1)10 Site location plan; 100295 P(1)21 A Proposed site sections/ elevations (Aldi); P(1)26 A (Prison elevations); P(1)23 A; P(1)22 A; P(1)20 A; P(1)19 A; 100295 P(1)11 Existing site plan; P(1)18 A Proposed site plan; 2354-02-07 Elevations (south-east and north-west); 2354-02-11A Alterations and remedial ground and basement (LBC only); 2354-02-12 Alterations and remedial first floor and roof; 100295 P(1)12 Existing basement plan; 100295 P(1) 13 Existing Ground Floor Plan; 100295 P(1) 14 Existing First Floor Plan; 100295 P(1)15 Existing roof plan; P(1)16 Existing elevations (SW and NE); P(1)17 Existing NW and SE elevations, sections; 2354-02-09 Annexe Existing; 2354-02-07 Elevations (SE and NW); 2354-02-04B Cellar/ Basement floor plan; 2354-02-01 Ground floor plan; 2354-02-02 First floor plan; 2354-02-03 Second floor plan; 2354-02-10 Rev A Annexe proposed; P(1) 24 Aldi store proposed floor plan; P(1) 25 A Aldi store proposed roof plan (with solar panels); DAS; Heritage Statement.

#### Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

### TIME LIMIT FOR COMMENCEMENT

(2) The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

#### Reason:

To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

### PROGRAMME OF ARCHAEOLOGICAL WORK

(3) No part of the development allowed by this permission shall be commenced until the applicant (or their agent or his successors in title) has secured the implementation of a programme of archaeological work, to include a buildings recording programme, in accordance with a written scheme of investigation (WSI) which has been submitted by the applicant and approved by the Local Planning Authority. The development shall be carried out at all times in strict accordance

with the approved scheme and in accordance with other such details as may subsequently be agreed in writing by the Planning Authority

Reason:

The site is considered likely to contain archaeological deposits that warrant appropriate investigation and/or recording in accordance with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### WINDOW DETAILS

(4) No works shall take place to the listed building until details of the treatment of windows within the central block, rear extension, south wing and annexe have been submitted to and approved in writing by the Local Planning Authority. These details should include a specification of which windows are to be repaired or replaced, details of new windows, and of any secondary glazing required. The details shall include: dimensions of frames, details of glazing and methods of fixing. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### DOOR DETAILS

(5) No works shall take place to the listed building until details of the treatment of doors and door surrounds within the central block, rear extension, south wing and annexe have been submitted to and approved in writing by the Local Planning Authority. These details should include a specification of which doors and surrounds are to be repaired or replaced and new doors. The details shall include: materials, colour, openings and door furniture.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007. The works shall be carried out strictly in accordance with the approved details.

#### ROOFING DETAILS

(6) No works to the listed building shall take place until a specification of repairs to the roof of the central block, rear extension and south wing and details of the new roof on the rear extension have been submitted to and approved in writing by the Local Planning Authority. These details should include a specification of the extent of repairs required to the roof structure, reuse of existing slates and details of proposed replacement slate, and method of fixing. The slates shall be fixed with nails, not clips. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### MORTAR AND PLASTER DETAILS

(7) No works to the listed building shall take place until a schedule of mixes for all mortars and plasters to be used, both internally and externally, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved schedule.

#### Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### METHODOLOGY FOR DEMOLITION

(8) Before works to the listed building commence, a methodology for the demolition of the laundry building and for making good the walls of the south wing shall be submitted to and agreed in writing by the local planning authority. The works shall be carried out strictly in accordance with the approved details.

#### Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### LANDSCAPE DESIGN PROPOSALS

(9) No development shall take place until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include: hard surfacing materials and planting plans, including the location of all proposed plants their species, numbers, densities.

#### Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### FURTHER DETAILS: WORKS TO THE COURT ROOM

(10) No works to the listed building shall take place until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz: works to the court room including new timber floor, timber panelling to cill height around the external walls, new partition walls, mezzanine floors and stairs and the coffered ceiling. The works shall be carried out strictly in accordance with the approved schedule.

#### Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### FURTHER DETAILS: SUBDIVISION OF CORRIDORS IN THE SOUTH WING AND SMOKE EXTRACTION SYSTEM

(11) No works to the listed building shall take place until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz: installation of internal fire doors and smoke extraction

system including details of external vents and flues. The works shall be carried out strictly in accordance with the approved schedule.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### DETAILS OF RAINWATER GOODS

(12) No works to the listed building shall take place until a specification of rainwater goods to be fixed to the outside of the central block, rear extension, south wing and annexe have been submitted to and approved in writing by the Local Planning Authority. These details should include a specification of materials, fixings and colour. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### FURTHER DETAILS: MECHANICAL VENTILATION SYSTEM

(13) No works to the listed building shall take place until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz: details of mechanical ventilation systems to the kitchen and bathroom areas including details of external vents and flues. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### FURTHER DETAILS: RE-WIRING

(14) No works to the listed building shall take place until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz: rewiring including details of cabling routes, meter boxes and emergency lighting. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### FURTHER DETAILS: PLUMBING/ DRAINAGE AND HEATING

(15) No works to the listed building shall take place until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz: details of pipework, installation of boilers, location of external vents/ flues. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### DETAILS OF WORKS TO THE STAIRCASE WITHIN THE CENTRAL TOWER

(16) No works to the listed building shall take place until a specification of works to the staircase within the central block leading to the courtroom have been submitted to and approved in writing by the Local Planning Authority. These details should include a specification of the reconfiguration of the stairs including materials and finishes. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### FURTHER DETAILS: DAMP-PROOFING

(17) No works to the listed building shall take place until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz: proposed treatments to address damp within the walls and floors of the listed building and full details of method and materials. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### FURTHER DETAILS; BOUNDARY WALL TREATMENTS

(18) No works to the listed wall shall take place until a specification of repairs and works to the boundary wall have been submitted to and approved in writing by the Local Planning Authority. These details should include a specification of the extent of repairs required to the wall, method of demolition and rebuilding of parts of the wall, proposed mortar mix, details of capping and details of stone to be used in reconstruction of the wall where new stone is required. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### COMPLETION OF SPECIFIC WORKS

(19) Before the retail unit hereby permitted is first brought into use, the restoration and conversion of the listed building and wall shall be completed in accordance with the approved plans.

Reason:

To ensure that this essential part of the development is provided before the building is brought into use, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

**INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)**

(1) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way [including pre-application discussions] and has imposed planning conditions to enable the grant of planning permission.