

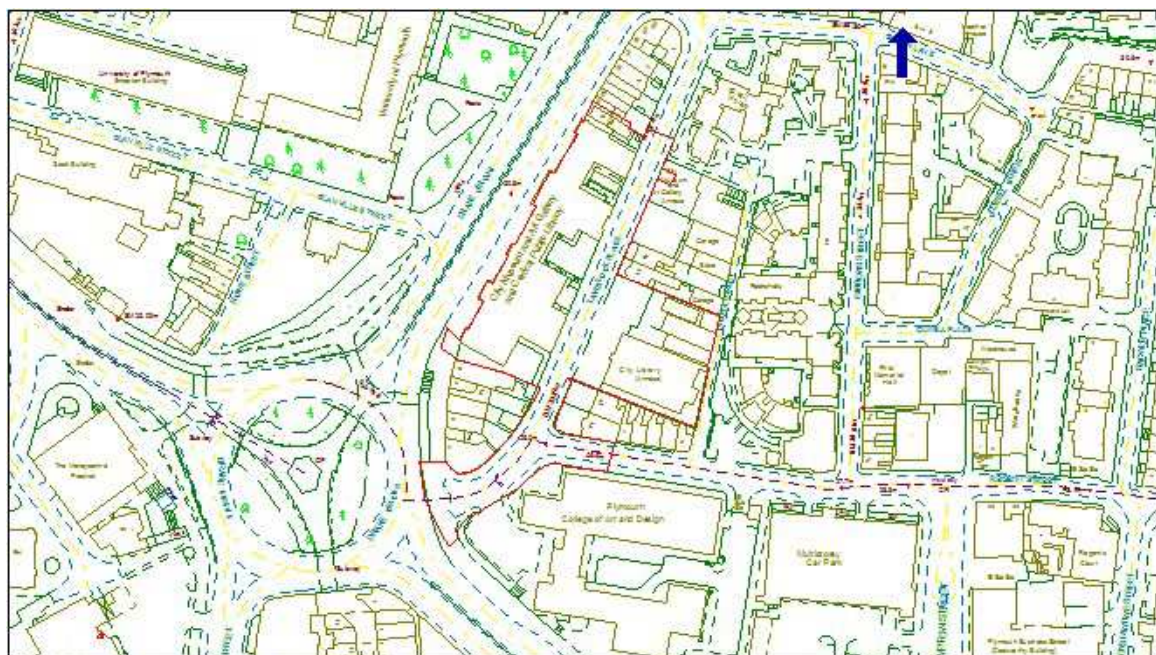
PLANNING APPLICATION REPORT



Application Number	16/00394/LBC	Item	10
Date Valid	08/03/2016	Ward	Drake

Site Address	CITY MUSEUM & ART GALLERY, DRAKE CIRCUS, PLYMOUTH		
Proposal	Demolition of rear of Central Library, part of City Museum and ancillary buildings adjacent to St Luke's, conversion of the Central Library and City Museum including a rear extension to form a museum and archive, conversion of St Luke's to an exhibition space with new side extension, creation of piazza and shared space along Tavistock Place with associated landscaping		
Applicant	Plymouth City Council		
Application Type	Listed Building		
Target Date	03/05/2016	Committee Date	Planning Committee: 09 June 2016
Decision Category	Major - more than 5 Letters of Representation received		
Case Officer	Olivia Wilson		
Recommendation	Minded to Grant subject to Referral to National Casework Unit		

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OFFICER'S REPORT

1. Description of site

The site lies on the north-east edge of Plymouth City Centre, adjacent to the University and the College of Art, and includes the Museum and Central Library buildings, St Luke's Church and the section of Tavistock Place from the junction with Charles Street to the Museum where it faces the Social Club. The site is bordered to the West by North Hill, to the East by Chapel Street, to the South by Charles Street and Regents Street and to the North by Gibbon Lane. The site slopes gently downhill from north to south.

The North Hill elevation of the Museum and Library comprises the grand, formal main facades and entrances of the buildings, facing the University campus. The Library and Museum buildings back onto Tavistock Place. Tavistock Place also comprises bars at the southern end, St Luke's Church, which has been used as a Library annex since the 1960s, a private residence (No. 41), a Social Club, and a student hall of residence (Gilwell Halls) at the top end of the street. Tavistock Place therefore has a mixed use character, but has a poor street scene due to the number of properties that back onto it rather than face it.

The City Museum and Library were built in 1907. Both buildings were designed by Thornely and Rooke in an Edwardian Baroque style, with the Library being largely rebuilt in 1956 following extensive bomb damage sustained during the war. Both buildings were extended in the 1930s and the Museum was further extended in the 1970s. The buildings are Grade II listed and have been on the local Heritage at Risk register since 2005 due to deterioration of the building fabric over time.

St Luke's Church was built in 1828 as a chapel of ease to Charles Church. It became a parish church in 1874 when it was dedicated to St Luke. The chancel was added in 1878 and the outdoor pulpit was erected in 1913. It closed as a church in 1969 when it was converted internally for Library use as office space and book storage. It is Grade II listed and is also on the local Heritage at Risk register due to deterioration of building fabric. The building has retained much of its original interior and ecclesiastical non-conformist character, despite being a former Anglican church.

2. Proposal description

Demolition of rear of Central Library, part of City Museum and ancillary buildings adjacent to St Luke's, conversion of the Central Library and City Museum including a rear extension to form a Museum and archive, conversion of St Luke's to an exhibition space with new side extension, creation of piazza and shared space along Tavistock Place with associated landscaping.

This application comprises three elements:

1. To convert and extend the former Central Library building and join it to the Museum to form an extended and enhanced Museum and Archive, including study spaces and offices, with a new entrance onto Tavistock Place. This involves the demolition of the rear of the Library, a small annex to the Museum as well as the toilet block to the north of the Museum and the construction of a new exhibition and study space with an Archive above to the rear of the Museum and Library.
2. To convert and restore the former St Luke's Church into a gallery, with a new extension to the side for exhibition storage.
3. To create new public realm within Tavistock Place between the Museum and St Luke's, with new pedestrian links through to North Hill to the west and to Chapel Street to the east, thereby improving linkages between the University and the Museum and creating a more socially vibrant feel to the area.

The project will bring together the following major collections under one roof in the new archive: the Plymouth and West Devon Record Office; the Local Studies Library Collection; the SW Film and Television Archive; the South West Image Bank and the Naval Heritage Collection from Devonport. This will provide modern, safe storage facilities for these valuable collections.

The existing two buildings (Museum and Library) will be joined together via the new extension to create a single integrated building. The existing two principal entrances on North Hill will be retained, as will the middle entrance that will be enhanced to become a fully accessible entrance. The new main entrance on Tavistock Place will be located at the lower height of the existing Library, which also provides access to a shop, café and exhibition area at ground floor level. The main entrance has been positioned at an angle facing south towards the southern end of Tavistock Place to enhance its prominence and visibility.

The first floor of the extension will be dominated by a large study space. This is set back from the front elevation by 4.5m which will create a high open space facing Tavistock Place.

The existing galleries at ground and first floor level within the Museum will be retained, while the retained front rooms of the Library at ground and first floors will become offices, learning spaces and there will be a University study space at first floor level.

The archive box will sit above this, providing a full storey of archive space. This is cantilevered out above the main building below. Above this, a plant room and solar panels are screened behind a parapet wall.

3. Pre-application enquiry

This application has a Planning Performance Agreement that covers the pre-application enquiry and application. At pre-application stage, two presentations were made to the Devon Design Review Panel. The Design Review Panel was generally supportive of the proposals. It supported the creation of public realm and new pedestrian links. It considered that the 'floating box' would create a positive tension with the building below and needed to have prominence. All materials should be locally significant and help to create a sense of place that is high quality and appropriate. The proposed subdivision of the public realm was supported to allow different activities. Historic England also commented on the proposals at pre-application stage and was supportive of a design that would rise behind the existing buildings with sufficient scale to have a presence and signpost the centre but without overwhelming the architecture below. It was supportive of the cantilevered element and of the retention of the 1950s entrance to the Library. It encouraged the adaptation of one of the main North Hill entrances to be fully DDA-compliant. With regard to St Luke's Historic England was supportive of the retention of the upper gallery, but encouraged the additional stair to be located externally to protect the dramatic quality of its internal space.

The Local Planning Authority's advice was that the principle of the development was considered to be acceptable, and the restoration and enhancement of the listed buildings to form a new cultural hub for the City was welcomed, as was the creation of enhanced public realm. However, proposals for internal alterations to St Luke's must be strongly justified, and further consideration should be given to the external treatment of the Museum extension. Recommendations were also made for the design of the public realm.

4. Relevant planning history

91/00616/LBC Construction of new toilet block and fire escape and fire upgrading of building structure: permitted (GOSW decision)

07/01318/LBC Removal of rooflights, and replacement with natural slate, replacement of fire doors, and installation of handrail: permitted

I6/00393/FUL Demolition of rear of Central Library, part of City Museum and ancillary buildings adjacent to St Luke's, conversion of the Central Library and City Museum including a rear extension to form a Museum and archive, conversion of St Luke's to an exhibition space with new side extension, creation of piazza and shared space along Tavistock Place with associated landscaping and highway works including closure of Tavistock Place to through traffic and creation of new pedestrian links – under consideration.

5. Consultation responses

Historic England

Historic England considers that the proposals cause a degree of harm to the significance of the listed buildings, but also notes some significant heritage benefits. On balance, it considers that the heritage benefits outweigh the harm to the historic fabric, subject to planning conditions. Historic England recognises that the proposals represent a significant investment in the historic environment and will secure a long-term sustainable future for the listed buildings. The design of the proposed extension will contrast with the existing Museum and Library, but will not detract from their aesthetic appeal. It will rise above the listed buildings in certain views from North Hill, but will not be a dominating feature. Historic England also welcomes revisions to the plans to locate the lift on the outside of the Church rather than within the Chancel. Historic England recommends that conditions are attached to require samples of cladding materials to be submitted for approval; to require the main entrances to the Museum and Library to remain open at all times that the building is open to the public and for details of the proposed staircase within the former chancel of St Luke's to be conditioned.

Victorian Society

The Victorian Society objects to the application on the grounds of visual harm to the setting of the listed buildings. It considers that the proposed extension is incongruous and should be three storeys high at most so that it does not loom over the main Museum elevation. It also considers that the cantilevered element does not respond to the street-scape as it is a top-heavy building and is considered to be harmful to the setting of St Luke's Church. It should reference the architectural language of the church.

In relation to the accompanying listed building consent application, under the terms of the Handling Heritage Applications Direction 2015, in the event that a National Amenity Society objects to a listed building consent application that has been submitted by a Local Authority and the Local Planning Authority is minded to grant consent, then the decision is subject to referral to the National Planning Casework Unit for determination.

20th Century Society

The 20th Century Society initially objected to the proposals on the grounds of loss of historic fabric from the part of the Library to be demolished. Following revisions to the proposals to retain more of the historic fabric, however, the Society has withdrawn its objection.

The Georgian Society was consulted but no response has been received.

The City Council Historic Environment Officer is supportive of the proposals subject to suitable conditions. It is felt on balance that the overall benefits of the scheme to the public and the City outweigh any harm caused by loss of historic fabric. The scheme will also see the three buildings removed from the local Heritage at Risk register.

6. Representations

20 letters have been received. These include 10 letters of objection and 10 letters of support.

The letters of objection raise the following concerns:

- concerns over the design of the new extension, it should be more in keeping with the original style of the buildings.
- concerns over use of reflective cladding
- concerns over the closure of Tavistock Place to through traffic
- concerns that Tavistock Place is not a good location for public realm.

The letters of support include:

- Support for the creation of the single archive
- The centre will safeguard Plymouth's historic collections
- It secures the future of the listed buildings
- Support for the economic and cultural benefits of the proposal for the city
- It will benefit the University and students and will help to revitalise the area.
- Support for the design as an exciting contrast of old and new
- It will bring life to Tavistock Place
- The archive box will not harm the facade of the Edwardian buildings but accentuate them. It will be sympathetic to the existing buildings.
- It will be a landmark building
- Welcomes the restoration of St Luke's Church

Public consultation by the applicant

A Community Involvement Statement has been submitted. Engagement with the public has taken place through a variety of means including social media, websites, face to face meetings, newsletters and local events as well as national campaigns such as National Archive Week to raise public awareness and gain people's views.

Public consultation events were held in Plymouth at the following venues and dates: October 2013 (Drake's Circus, 4 days); February 2014 (1 day Derriford Hospital, 1 day Civic Centre); May 2014 (Drake's Circus, 5 days). These days attracted many positive comments about the project.

Further consultation events were carried out between September and November 2015: Plymouth University (1 day); City Market (5 days); Taylor Maxwell House (6 days). Responses included a positive response for the building designs.

Focused consultations have been held with a number of community groups including PADAN, the Plymouth Disability Action Network. These consultations have shown a strong interest in promoting local history and involving local groups.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007). *In the case of this application, it also comprises the City Centre & University Area Action Plan*

The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One was approved by the City Council in September 2015. The Plan, which incorporates draft

development plan policy, has been prepared following a consultation process. As such it is a material consideration for the purposes of planning decisions.

The policies contained in National Planning Policy Framework (the Framework) and guidance in National Planning Practice Guidance (NPPG) are also material considerations which should be taken into account in the determination of planning applications. Due weight should be given to relevant policies in existing and emerging plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Framework provides that the weight to be given to an emerging draft plan is also to be determined according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given). The Plymouth Plan is at a relatively early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given).

At the heart of the Framework is a presumption in favour of sustainable development. In the context of planning applications, this means approving development proposals that accord with the development plan without delay but where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits; or
- Specific policies in the Framework indicate development should be restricted.

Additionally, the following planning documents are also material considerations in the determination of the application:

- *Sustainable Design Supplementary Planning Document*
- *Development Guidelines Supplementary Planning Document*

8. Analysis

1. This application has been considered in the context of the development plan, the draft Plymouth Plan, the Framework and other material policy documents as set out in Section 7. The key considerations in relation to this listed building consent application are: is the development acceptable in principle? What is the impact on the setting of the listed buildings? What is the impact on the fabric of the listed buildings? The accompanying planning application considers additional planning considerations.

Is the development acceptable in principle?

2. The current uses in the Museum, Library and former St Luke's all fall into the 'DI' use classes (which includes Museums, libraries and places of worship) as do the proposed uses, so there is no change of use in planning terms. The Central Library has relocated to a new location within the City Centre, so the loss of the Library in this location is not considered to be detrimental to the City's amenities. St Luke's Church is currently used as a Library service office and storage facility. These services will also be relocated to existing Library space around the city so there will be no loss of service.
3. The conversion and renovation of three listed buildings will support the City's objective to strengthen the 'cultural hub' around the University, Museum and College of Art.
4. Core Strategy Area Vision 3 (City Centre) seeks to 'reinforce the City Centre's role as a vibrant and thriving regional destination, providing high quality shopping, recreation, cultural, civic, education and commercial facilities'. It also seeks to 'positively integrate and reinforce the role of the University and the Cultural Quarter as vibrant and strong parts of the City Centre'.

5. The Museum is located within the 'cultural quarter' as defined by the City Centre AAP (CCAAP). Proposal CCI6 refers to the need to enhance the 'cultural district' centred on North Hill, and this proposal will support this objective. SO7 of the CCAAP (point 7) states that the environment between the University, the Plymouth College of Art and the Museum should become more pedestrian friendly with an improved public realm, and this proposal is in keeping with this objective.
6. Policy 34 of the Plymouth Plan identifies a cultural hub around North Hill/ Tavistock Place (including the area around Plymouth University, College of Art, Museum and proposed History Centre).
7. This proposal is therefore considered to be in conformity with policies set out in the Core Strategy, the City Centre AAP and the emerging Plymouth Plan.

Impact on the setting of the listed buildings

Impact on the Museum and Library

8. An objection has been received from the Victorian Society to the height of the 'archive box' and its visual impact on the historic buildings, especially from the North Hill elevation. The Society argues that the extension is too tall for its setting, and should be three storeys high at most. It also argues that the cantilevered element of the archive box does not respond to the existing street-scape of Tavistock Place and is harmful to the setting of St Luke's Church.
9. Historic England's view is that the archive box will contrast with the Edwardian Baroque of the Museum and Library, but will not detract from their aesthetic appeal. It will rise above the listed buildings in certain views from North Hill, but without being a dominating feature.
10. The 20th Century Society expresses concern that the new extension will dominate and harm the setting of the Museum and Library as it will be high and massive and fundamentally alter the appearance of the heritage asset and its context.
11. The submitted Design and Access Statement states that the extension has been designed as the unifying link between the Library, Museum, St Luke's and the new public space on Tavistock Place. It further states that the extension will provide a uniform and bold façade that creates a strong building line and provides a positive and welcoming street frontage. It has been designed to be a prominent landmark for the city with a memorable design, but not overbearing in relation to its surroundings.
12. Elevation drawings and visual impressions have been submitted to illustrate the visual impact of the proposed extension on the existing buildings. The proposed west elevation plan shows the view of the extension from North Hill where it will sit behind the main facades. It shows that the 'box' will be visible above the roof, extending from the lower southern level above the Library, where it will protrude above the existing roofline by 5m, to the higher level of the Museum where it will only protrude by 2 to 3m due to the fact that the Museum building sits 2m higher than the Library, as the building steps down the slope of North Hill. The extent to which the 'box' will be visible behind the facade will vary from different viewpoints. From the south the box will appear more prominent whereas from the north it will hardly be visible. The use of reflective cladding tiles on the archive box is intended to make the box 'shimmer' in the sunlight and shine in the evening to soften the mass of the box.
13. Officers consider that the height of the box is not excessive and will still allow the historic facades of the Museum and Library buildings to be read without detracting from their historic significance. The box will sit in the background, visible but not dominating and clearly separate to the historic element.
14. Officers consider that the proposed reflective cladding tiles on the archive box will act to blend with the sky, acting as a shimmering backdrop to the historic facade. The cladding will create an active and distinctive façade as the tiles will reflect the sky and weather patterns.
15. Officers also note that the box is not higher than many of the other civic buildings in the vicinity, including many buildings on the University Campus, including the Roland Levinsky building and

the Plymouth College of Art building. Overall, officers do not agree with the Victorian Society that the height of the archive box will be detrimental to the setting of the listed buildings. Officers are mindful of the decision of Barnwell Manor Wind Energy Ltd where an appeal decision was overturned on the basis that a Planning Inspector had failed to properly apply the requirements of Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that: 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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'. However, officers consider that the visual impact on the setting of the listed buildings represents 'less than substantial harm' and is outweighed by the public benefits that the proposal brings, as stated by paragraph 134 of the NPPF.

Impact on the setting of St Luke's Church

16. St Luke's Church is located on the West side of Tavistock Place and currently faces onto the rear elevation of the Library. To the north it is bordered by garages and storage buildings, while to the south it is bordered by two student bars with terraced areas to the front. To the rear it faces onto Chapel Street which is a narrow back lane that runs north-south from Regent Street. The current setting of the building is therefore considered to be run-down and lacks any clear urban form. There is a parking courtyard in front of the Church which also detracts from its setting.
17. Officers consider that the proposals will transform the area to the north and west of St Luke's as well as the public realm around it. To the north, the existing garage and store will be demolished and a new extension will be built to store exhibitions. This will be a low, single-storey building set back from the front elevation of the Church. It has been designed to be of lower prominence than the main Church and officers consider that it will be an enhancement to the existing run-down buildings. The car parking court to the front of the Church will be removed and instead the area to the front and north side of the Church will be transformed into a high quality public realm, so that the Church will directly front the street. The retention and restoration of the external pulpit is welcomed as a unique feature to the piazza, and officers consider that the treatment of public realm with 'footprints' will also enhance the setting of the church.
18. The current assemblage of extensions to the rear of the Library opposite the Church will be replaced by the new extension and archive box. The archive box is cantilevered out over the main building below, but follows the line of the street. The Victorian Society considers that this modern design will be detrimental to the setting of the Georgian Church by introducing such a modern design to the street. Officers consider, however, that the new extension will contrast in style and massing, but will provide a strong street frontage which currently does not exist, and by providing a new main entrance to the Museum it will bring life to the street and reinvigorate the public realm. Officers consider that the proposals will have a positive impact on the setting of St Luke's by enhancing the public realm and the quality of the built environment in conformity with paragraph 134 of the NPPF. The setting of the rear elevation of the Church from Chapel Street will also be enhanced by removing the current store and garage and opening up the street. The restoration of the large rear east window on the Chancel will enhance the view of the church from Regent Street and Chapel St and create visual interaction between the church and this area which is welcomed.
19. The choice of cladding materials for the extension will have an impact on the setting of both the Library and Museum and St Luke's. The proposals have been revised to propose a Plymouth limestone cladding for the main part of the extension, rather than black reflective tiles. Officers consider that this change of materials improves the impact of the building on the setting, as the limestone is a local, high quality material that mirrors the use of limestone within the original buildings.

Impact on the historic fabric of the listed buildings

The Museum and Library

20. Both Grade II listed buildings are on the local Heritage at Risk register because of the deteriorating state of the buildings caused by leaking roofs and general wear and tear.
21. The proposal is to demolish a large part of the fabric of the Library (the whole rear of the Library behind the two main front rooms, which primarily dates from the 1950s rebuild) and a small annex to the Museum. The public toilet block to the north of the Museum will also be demolished.
22. The Library was damaged during the Second World War and was reconstructed in the 1950s behind the more historic façade. The loss of the open two-storey rear room with balcony is considered to be loss of significant fabric, however its removal is essential to achieve the linkages between the Museum and Library buildings. The 20th Century Society has expressed concern over this loss. They are also concerned about the sub-division of a first floor room in the old part of the Library (the computer room) and the creation of a new opening onto the 1950s service staircase. In response to their concerns, the proposals have been amended to retain some of the original shelving from the Library, and to retain the panelling in the first floor computer room. These measures can both be conditioned under any planning approval and the 20th Century Society has removed its objection on this basis. Historic England is supportive of the retention of the 1950s entrance to the Library and also the service stairs. It recognises that the double height space cannot be retained as part of these proposals, and considers that while there is harm caused by its loss, the degree of harm is 'less than substantial' and should be weighed against the overall benefits of the scheme which are significant. The slate plaque commemorating the opening of the Library can be relocated within the building (this can be conditioned). The loss of the small Museum annex or the toilet block is not considered to be significant. The proposal as a whole will secure the future of the buildings and give them a new prominence and therefore this loss is considered to be unavoidable.
23. The junctions between the old building and the new are considered to be important, and these have been designed to be sympathetic to the historic character of the buildings by setting back the new from the old with the use of an internal glazed link which is 2.5m wide. The internal void shown between the main building and the extension will provide a clear visual separation between the two parts of the building, as well as allowing inter-visibility between the floors within the extension. The proposed first floor plan shows a glass 'slot' all along the first floor study space to separate it from the old building. Officers consider that this is a sensitive way to separate the historic fabric from the new build element.
24. The roof of the Museum has been patched up over the years and is in a poor state of repair. Some of the external stonework is also deteriorating, as are some of the metal framed windows. The proposals will also include the restoration and repair of the roof and windows to protect the historic fabric.
25. It is important that all of the Museum entrances are treated as equally important so that their heritage value is not compromised, and that the function and history of each entrance is recognised. A planning condition can be included to require both main entrances off North Hill to be kept open to the public. Officers note that neither of the main entrances on North Hill has been adapted to be fully accessible, but that a third middle entrance will be. While it would have been desirable to achieve a fully accessible main entrance, it would have involved an unacceptable change to the historic fabric due to level changes.
26. Overall, officers consider that the benefits to the historic fabric from the restoration of the buildings outweighs the loss of significant fabric through demolition, and therefore that the proposals are acceptable in relation to the NPPF para. 133 in that the harm or loss is outweighed by the benefit of bringing the site back into use.

St Luke's Church

27. Historic England is supportive of the principle of bringing this underused building back into public use and restoring it to become an exhibition space. The proposal is to create a bold, dynamic new exhibition and event space whilst retaining the character of the church. The former main entrance of the Church will be reinstated as the new main entrance.
28. The removal of internal partitioning and the in-filled first floor to restore the space and grandeur of the original church is supported by Historic England. The retention of a significant number of the original pews at first floor level is also welcomed.
29. To enable the conversion, a new extension is required. The vestry and side extension to the north of the church will be converted to storage and workshop space and substantially rebuilt behind the front facade. This part of the Church is considered to be of less historic significance and officers consider that the proposals to amend the internal layout and roof structure are acceptable. The new extension has been designed to be smaller and set back from the main building.
30. Historic England had concerns about the initial proposals which were to use the Chancel as a circulation core with a staircase and lift as this would block views of the East window and cut across the arch. However, the plans have been revised to locate the lift on the outside of the Church to the north of the Chancel, although the staircase remains within the Chancel. Historic England comments that the staircase should be of a lightweight structure and this can be conditioned as part of any planning approval. On this basis, Historic England is of the view that the principle of the staircase within the Chancel is acceptable, when balanced against the comprehensive restoration of the Church that will be achieved.
31. Overall, officers consider that the proposals will be beneficial to the fabric and character of St Luke's Church in accordance with paragraph 134 of the NPPF and the building will be removed from the local Heritage at Risk register.

Archaeology

32. It is likely that any archaeology in this area has been damaged by previous building works. The site of the Museum and Library was previously a terrace of houses and gardens and before that quarrying took place in the area. The Archaeology report recommends that building recording takes place to Historic England levels 2/3 for the church and for the Library and Museum, together with archaeological monitoring during demolition works and initial groundworks. This can be conditioned.

9. 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.

10. Local Finance Considerations

The Local Planning Authority has assessed that this development, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met. In this case these criteria are not considered to be applicable and no planning obligations have been sought.

12. Equalities and Diversities

The scheme has been designed to be accessible to all users, through the provision of wheelchair accessible entrances and lifts in both the History Centre and St Lukes. The main entrance from Tavistock Place and the middle entrance from North Hill have been designed to be fully accessible, and the public realm within Tavistock Place will also be fully accessible. Lift access to all floors within the Library and Museum and the Church gallery will be provided.

13. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and specifically policy CS03 of the Core Strategy and paragraphs 132, 133 and 134 of the NPPF.

14. Recommendation

In respect of the application dated **08/03/2016** and the submitted drawings St Luke's

B2 AL 00 01 St Luke's GF Presentation Plan P3; B2 AL 00 02 St Luke's FF Presentation Plan P3; B2 AL 00 03 St Luke's Conservation Work - GF & FF; B2 AL 00 04 St Luke's Conservation Work – Roof; B2 AL 00 05 St Luke's Existing Elevations; B2 AL 00 06 St Luke's Proposed Elevations P2; B2 AL 08 01 St Luke's Existing GF Plan; B2 AL 08 02 St Luke's Existing FF Plan; B2 AL 08 03 St Luke's Existing Roof Plan; B2 AL 10 01 St Luke's GF Demolitions; B2 AL 10 02 St Luke's FF Demolitions; B2 AL 10 03 St Luke's 3D Views GF & FF P3; B2 AL 27 01 St Luke's GA Roof Plan P3; B2 AL 35 01 St Luke's Reflected Ceiling Plans; B2 AL 40 01 St Luke's Floor Finishes Plans; B2 AL 41 01 St Luke's Wall Finishes Plans; B2 AM 22 01 St Luke's Detailed Section; B2 AM 24 01 Staircase Detail P2; B2-00-S-L-90 43 P3 St Luke's Ground Floor Slab Foundation Plan; B2-00-S-L-90 45 P3 St Luke's First Floor Platform P3; St Luke's internal vertical circulation option appraisal for option C Rev A;

Museum and Library

B1 AL 00 11 Conservation Works – Basement P2; B1 AL 00 12 Conservation Works - Ground Floor - 1 of 2 P2; B1 AL 00 13 Conservation Works - Ground Floor - 2 of 2 P2; B1 AL 00 14 Conservation Works - First Floor 1 of 2 P2; B1 AL 00 15 Conservation Works - First Floor - 2 of 2 P2; B1 AL 00 16 Conservation Works - Roof Level - 1 of 2 P2; B1 AL 00 17 Conservation Works - Roof Level - 2 of 2 P2; B1-AL 10 03 3D Views Roof and South East Working View P4; B1 AL 06 10 Historical Significance - Basement Level P2; B1 AL 06 11 Historical Significance - Ground Level P2; B1 AL 06 12 Historical Significance - First Level P2; B1 AL 06 13 Historical Significance - Roof Level P2; B1 AL 08 01 Existing Basement P2; B1 AL 08 02 Existing Ground Floor P2; B1 AL 08 03 Existing First Floor P2; B1 AL 08 04 Existing Second Floor P2; B1 AL 08 05 Existing Roof P2; B1 AL 10 21 Demolition Plan - Basement Level P3; B1 AL 10 22 Demolition Plan - Ground Level P3; B1 AL 10 23 Demolition Plan - First Level P3; B1 AL 10 24 Demolition Plan - Second Level P3; B1 AL 10 25 Demolition Plan - Roof Level P3; B1 AL 20 31 Proposed Basement Level P3; B1 AL 20 32 Proposed Ground Floor Plan P3; B1 AL 20 33 Proposed First Floor Plan P3; B1 AL 20 34 Proposed Second Floor Plan P3; B1 AL 20 35 Proposed Roof Level Plan P3; B1 AL 41 06 proposed Wall Finishes Plan

Sheet 2 of 2 P3; BI AL 20 50 Proposed Basement Floor Plan 1 of 2; BI AL 20 51 Proposed Basement Floor Plan 2 of 2; BI AL 20 52 Proposed Ground Floor Plan 1 of 2; BI AL 20 53 Proposed Ground Floor Plan 2 of 2; BI AL 20 54 Proposed First Floor Plan 1 of 2; BI AL 20 55 Proposed First Floor Plan 2 of 2; BI AL 20 56 Proposed Second Floor Plan 1 of 2; BI AL 20 57 Proposed Second Floor Plan 2 of 2; BI AL 20 58 Proposed Third Floor Plan; BI AL 21 01 Existing and Proposed East Elevation P3; BI AL 21 02 Existing and Proposed North Elevation P3; BI AL 21 03 Existing and Proposed West Elevation P3; BI AL 21 04 Existing and Proposed South Elevation P3; BI AL 22 01 Proposed Sections AA BB & CC P3; BI AL 22 02 Proposed Sections DD EE FF & GG P3; BI AL 22 03 Proposed Sections HH & II P3; BI AL 27 01 Roof Plan 2 of 2; BI AL 27 02 Roof Plan 1 of 2; BI L 20 01 Roof Junction Details P1; BI AL 20 02 Roof Junction Details; BI AL 20 03 Roof Junction Details P1; BI AL 20 04 Roof Junction Details P1; BI AL 20 05 Roof Junction Details P1; BI AL 35 01 Basement Reflected Ceiling Plan – North P2; BI AL 35 02 Basement Reflected Ceiling Plan – South P2; BI AL 35 03 Ground Floor Reflected Ceiling Plan – South P2; BI AL 35 04 Ground Floor Reflected Ceiling Plan – North P2; BI AL 35 05 First Floor Reflected Ceiling Plan – South P2; BI AL 35 06 First Floor Reflected Ceiling Plan – North P2; BI AL 35 07 Second Floor Reflected Ceiling Plan – South P2; BI AL 35 08 Second Floor Reflected Ceiling Plan – North P1; BI AL 35 09 Third Floor Reflected Ceiling Plan P2; BI AL 40 01 Floor Finishes Plan - Basement Level - 1 of 2 P2; BI AL 40 02 Floor Finishes Plan - Basement Level - 2 of 2 P2; BI AL 40 03 Floor Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 40 04 Floor Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 40 05 Floor Finishes Plan - First Floor - 1 of 2 P2; BI AL 40 06 Floor Finishes Plan - First Floor - 2 of 2 P2; BI AL 40 07 Floor Finishes Plan - Second Floor - 1 of 2 P2; BI AL 40 08 Floor Finishes Plan - Second Floor - 2 of 2 P1; BI AL 40 09 Floor Finishes Plan - Third Floor P2; BI AL 41 01 Wall Finishes Plan - Basement Level - 1 of 2 P2; BI AL 41 02 Wall Finishes Plan - Basement Level - 2 of 2 P2; BI AL 41 03 Wall Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 41 04 Wall Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 41 05 Wall Finishes Plan - First Floor - 1 of 2 P2; BI AL 41 06 Wall Finishes Plan - First Floor - 2 of 2 P2; BI AL 41 07 Wall Finishes Plan - Second Floor - 1 of 2 P2; BI AL 41 08 Wall Finishes Plan - Second Floor - 2 of 2 P1; BI AL 41 09 Wall Finishes Plan - Third Floor P2.

Public realm drawings

5136912 LL (98) 01 Public Realm Site Plan (Colour) 1.5; 5136912 LL (98) 02 Public Realm Development Zones & Areas 1.4; 5136912 LL (98) 03 Public Realm Proposed General Arrangement 1.5; 5136912 LL (98) 04 Public Realm Piazza & Forum Detailed Area Plan 1.3; 5136912 LL (98) 05 Public Realm Hard Landscaping 1.4; 5136912 LL (98) 06 Public Realm Soft Landscaping 1.4; 5136912 LL (98) 07 Public Realm Furniture and Features 1.5; 5136912 LL (98) 08 Public Realm Indicative Sections 1 of 2 1.1; 5136912 LL (98) 09 Public Realm Indicative Sections 2 of 2 1.1; 5136912 LL (98) 10 Public Realm Site Clearance & Reclamation 1.1; 5136912 LL (98) 11 Site Plan 1.0; 5136912 LL (98) 12 Location Plan 1.3; 5136912 LL (98) 13 Public Realm Animated Site Plan 1.1; 5136912 LS (98) D01 Public Realm Zones & Area Schedule NTS 1.0; 5136912 LS (98) D02 Landscape Design Specification (NBS Format) NTS; 5136912 LS (98) D03 Landscape Proposed Suppliers List NTS 1.0.

Supporting documents

Ecological Mitigation and Enhancement Strategy April 2016 Rev C; Design and Access Statement Rev 4; Museum, Art Gallery and Library Heritage Statement, April 2016; St Luke's Church Heritage Statement, April 2016; Desk-based assessment and historic building appraisal, February 2016; Arboricultural Survey, March 2016; Transport Assessment, March 2016, it is recommended to:
Minded to Grant subject to Referral to National Casework Unit

15. Conditions

CONDITION: TIME LIMIT FOR COMMENCEMENT

(1) 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.

CONDITION: APPROVED PLANS

(2) The works hereby permitted shall be carried out in accordance with the following approved plans:

St Luke's

B2 AL 00 01 St Luke's GF Presentation Plan P3; B2 AL 00 02 St Luke's FF Presentation Plan P3; B2 AL 00 03 St Luke's Conservation Work - GF & FF; B2 AL 00 04 St Luke's Conservation Work – Roof; B2 AL 00 05 St Luke's Existing Elevations; B2 AL 00 06 St Luke's Proposed Elevations P2; B2 AL 08 01 St Luke's Existing GF Plan; B2 AL 08 02 St Luke's Existing FF Plan; B2 AL 08 03 St Luke's Existing Roof Plan; B2 AL 10 01 St Luke's GF Demolitions; B2 AL 10 02 St Luke's FF Demolitions; B2 AL 10 03 St Luke's 3D Views GF & FF P3; B2 AL 27 01 St Luke's GA Roof Plan P3; B2 AL 35 01 St Luke's Reflected Ceiling Plans; B2 AL 40 01 St Luke's Floor Finishes Plans; B2 AL 41 01 St Luke's Wall Finishes Plans; B2 AM 22 01 St Luke's Detailed Section; B2 AM 24 01 Staircase Detail P2; B2-00-S-L-90 43 P3 St Luke's Ground Floor Slab Foundation Plan; B2-00-S-L-90 45 P3 St Luke's First Floor Platform P3; St Luke's internal vertical circulation option appraisal for option C Rev A;

Museum and Library

B1 AL 00 11 Conservation Works – Basement P2; B1 AL 00 12 Conservation Works - Ground Floor - 1 of 2 P2; B1 AL 00 13 Conservation Works - Ground Floor - 2 of 2 P2; B1 AL 00 14 Conservation Works - First Floor 1 of 2 P2; B1 AL 00 15 Conservation Works - First Floor - 2 of 2 P2; B1 AL 00 16 Conservation Works - Roof Level - 1 of 2 P2; B1 AL 00 17 Conservation Works - Roof Level - 2 of 2 P2; B1-AL 10 03 3D Views Roof and South East Working View P4; B1 AL 06 10 Historical Significance - Basement Level P2; B1 AL 06 11 Historical Significance - Ground Level P2; B1 AL 06 12 Historical Significance - First Level P2; B1 AL 06 13 Historical Significance - Roof Level P2; B1 AL 08 01 Existing Basement P2; B1 AL 08 02 Existing Ground Floor P2; B1 AL 08 03 Existing First Floor P2; B1 AL 08 04 Existing Second Floor P2; B1 AL 08 05 Existing Roof P2; B1 AL 10 21 Demolition Plan - Basement Level P3; B1 AL 10 22 Demolition Plan - Ground Level P3; B1 AL 10 23 Demolition Plan - First Level P3; B1 AL 10 24 Demolition Plan - Second Level P3; B1 AL 10 25 Demolition Plan - Roof Level P3; B1 AL 20 31 Proposed Basement Level P3; B1 AL 20 32 Proposed Ground Floor Plan P3; B1 AL 20 33 Proposed First Floor Plan P3; B1 AL 20 34 Proposed Second Floor Plan P3; B1 AL 20 35 Proposed Roof Level Plan P3; B1 AL 41 06 proposed Wall Finishes Plan Sheet 2 of 2 P3; B1 AL 20 50 Proposed Basement Floor Plan 1 of 2; B1 AL 20 51 Proposed Basement Floor Plan 2 of 2; B1 AL 20 52 Proposed Ground Floor Plan 1 of 2; B1 AL 20 53 Proposed Ground Floor Plan 2 of 2; B1 AL 20 54 Proposed First Floor Plan 1 of 2; B1 AL 20 55 Proposed First Floor Plan 2 of 2; B1 AL 20 56 Proposed Second Floor Plan 1 of 2; B1 AL 20 57 Proposed Second Floor Plan 2 of 2; B1 AL 20 58 Proposed Third Floor Plan; B1 AL 21 01 Existing and Proposed East Elevation P3; B1 AL 21 02 Existing and Proposed North Elevation P3; B1 AL 21 03 Existing and Proposed West Elevation P3; B1 AL 21 04 Existing and Proposed South Elevation P3; B1 AL 22 01 Proposed Sections AA BB & CC P3; B1 AL 22 02 Proposed Sections DD EE FF & GG P3; B1 AL 22 03 Proposed Sections HH & II P3; B1 AL 27 01 Roof Plan 2 of 2; B1 AL 27 02 Roof Plan 1 of 2; B1 L 20 01 Roof Junction Details P1; B1 AL 20 02 Roof Junction Details; B1 AL 20 03 Roof Junction

Details P1; BI AL 20 04 Roof Junction Details P1; BI AL 20 05 Roof Junction Details P1; BI AL 35 01 Basement Reflected Ceiling Plan – North P2; BI AL 35 02 Basement Reflected Ceiling Plan – South P2; BI AL 35 03 Ground Floor Reflected Ceiling Plan – South P2; BI AL 35 04 Ground Floor Reflected Ceiling Plan – North P2; BI AL 35 05 First Floor Reflected Ceiling Plan – South P2; BI AL 35 06 First Floor Reflected Ceiling Plan – North P2; BI AL 35 07 Second Floor Reflected Ceiling Plan – South P2; BI AL 35 08 Second Floor Reflected Ceiling Plan – North P1; BI AL 35 09 Third Floor Reflected Ceiling Plan P2; BI AL 40 01 Floor Finishes Plan - Basement Level - 1 of 2 P2; BI AL 40 02 Floor Finishes Plan - Basement Level - 2 of 2 P2; BI AL 40 03 Floor Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 40 04 Floor Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 40 05 Floor Finishes Plan - First Floor - 1 of 2 P2; BI AL 40 06 Floor Finishes Plan - First Floor - 2 of 2 P2; BI AL 40 07 Floor Finishes Plan - Second Floor - 1 of 2 P2; BI AL 40 08 Floor Finishes Plan - Second Floor - 2 of 2 P1; BI AL 40 09 Floor Finishes Plan - Third Floor P2; BI AL 41 01 Wall Finishes Plan - Basement Level - 1 of 2 P2; BI AL 41 02 Wall Finishes Plan - Basement Level - 2 of 2 P2; BI AL 41 03 Wall Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 41 04 Wall Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 41 05 Wall Finishes Plan - First Floor - 1 of 2 P2; BI AL 41 06 Wall Finishes Plan - First Floor - 2 of 2 P2; BI AL 41 07 Wall Finishes Plan - Second Floor - 1 of 2 P2; BI AL 41 08 Wall Finishes Plan - Second Floor - 2 of 2 P1; BI AL 41 09 Wall Finishes Plan - Third Floor P2.

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Supporting documents

Ecological Mitigation and Enhancement Strategy April 2016 Rev C; Design and Access Statement Rev 4; Museum, Art Gallery and Library Heritage Statement, April 2016; St Luke's Church Heritage Statement, April 2016; Desk-based assessment and historic building appraisal, February 2016; Arboricultural Survey, March 2016; Transport Assessment, March 2016

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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Pre-commencement Conditions

PRE-COMMENCEMENT: ARCHAEOLOGICAL WATCHING BRIEF

(3) No construction shall be commenced until the applicant (or their agent or successors in title) has secured and implemented a programme of archaeological work to include an archaeological watching brief and a buildings recording programme, to establish nature and extent of any surviving remains which may be present.

The development shall be carried out in strict accordance with the approved scheme, or such other details as may be agreed in writing by the Local Planning Authority.

All of the above to be agreed in accordance with a written scheme of investigation (which shall previously have been submitted to and approved in writing by the Local 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Justification

To ensure that important archaeological features are properly protected / recorded before construction commences.

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S CHURCH: DOOR AND WINDOW DETAILS

(4) No works shall take place to St Luke's Church until details of the proposed works to the doors and windows (including conversion of windows into new door openings) have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the repair/reinstatement designs, materials and methodology. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S CHURCH: MORTARS, PLASTERS AND RENDERS

(5) No works shall take place to St Luke's Church until a schedule of mixes for all mortars, plasters and renders to be used 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S CHURCH: DETAILS OF PAINT FINISH OR LIMEWASH

(6) No works shall take place to St Luke's Church until details of the proposed type and colour of all paint finishes or limewashes have been submitted to and approved 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012 .

PRE-DAMP-PROOF COURSE LEVEL: EXTERNAL CLADDING MATERIALS

(7) No development of the library extension or the delivery bay above damp-proof course level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. These shall also include details of curtain wall glazing. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S CHURCH: EAST WINDOW DETAILS

(8) No works to St Luke's Church shall take place until details of the replacement of the East window have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the design, materials and finishes and a programme for their implementation. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S CHURCH: NEW INTERVENTIONS TO THE FIRST FLOOR DETAILS

(9) No works to St Luke's shall take place until details of the proposed new interventions to the first floor have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the design, materials, fittings and finishes of the proposed chancel stairs, link-bridge, balustrade and new floor. The details shall also include details of the pews to be retained and proposals for reuse of pews within the development. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S CHURCH: DETAILS OF STRENGTHENING WORKS TO THE BALCONY

(10) No works shall take place to St Luke's Church until details of the proposed strengthening works to the balcony have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the design, method of construction, materials and finish of the proposed works. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S CHURCH: ALTERATIONS TO EXISTING STAIRS DETAILS

(11) No works to St Luke's shall take place until details of the proposed alterations to the existing staircases have been submitted to and approved in writing by the Local Planning Authority. The said details shall include details of handrails, risers and any other alterations 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S: FIXED SCREEN DETAILS

(12) No works to St Luke's shall take place until details of the proposed fixed screen have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the design and fittings. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S: SHUTTER DETAILS

(13) No works to St Luke's shall take place until details of the proposed new shutters have been submitted to and approved in writing by the Local Planning Authority. The said details shall include details of materials and fixings. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S: DETAILS OF WORKS TO THE GROUND FLOOR

(14) No works to St Luke's shall take place until details of the proposed works to the ground floor have been submitted to and approved in writing by the Local Planning Authority. The said details shall include methodology, materials and finishings (to include details of the methodology for the under-floor void if it exists). 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S: DETAILS OF WORKS TO THE TOWER

(15) No works to St Luke's shall take place until a schedule of works to the tower has been submitted to and approved in writing by the Local Planning Authority. The said details shall include details of the installation of a projector. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S: RAINWATER GOODS AND ROOFING DETAILS

(16) No works shall take place until details of the proposed rainwater goods and roofing materials (north annex) have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the design, materials and fittings to be used. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S: DETAILS OF LIGHTING, VENTILATION, SERVICING AND PLANT DETAILS

(17) No works to St Luke's Church shall take place until details of the proposed lighting, ventilation, servicing and other plant have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the location, design, materials and finishes to be used. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO MUSEUM: DOOR AND WALL OPENING DETAILS

(18) No works shall take place to the Museum until details of the proposed works to the doors and formation of new door openings have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the repair/ reinstatement designs, 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO MUSEUM: DETAILS OF WALL LINING AND SHUTTERS

(19) No works to the museum shall take place until details of the proposed new shutters and wall lining have been submitted to and approved in writing by the Local Planning Authority. The said details shall include details of materials and fixings. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO MUSEUM: WINDOW, SKYLIGHT AND ROOFLIGHT DETAILS

(20) No works shall take place to the museum until details of the proposed works to the windows, skylights and rooflights have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the repair/ reinstatement designs, materials and methodology. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO MUSEUM: FIRE SHUTTER DOORS DETAILS

(21) No works shall take place to the museum until details of the proposed works to the fire shutter doors have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the design, materials and methodology. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO MUSEUM: SERVICING, VENTILATION AND LIGHTING DETAILS

(22) No works to the Museum shall take place until details of the proposed lighting, ventilation, servicing and other plant have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the location, design, materials and finishes to be used. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO LIBRARY: SHELVING DETAILS

(23) No works to the library shall take place until full details of the historic shelving to be retained have been submitted to and approved 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 works do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012

PRE-COMMENCEMENT OF WORKS TO LIBRARY: DOOR AND OPENING DETAILS

(24) No works to the library shall take place until a schedule of works to the doors, formation of new wall openings and infill of existing openings has been submitted to and approved in writing by the Local Planning Authority. The said details shall include the repair/ reinstatement designs,

materials and finishings. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO LIBRARY: PARTITION WALL DETAILS

(25) No works to the library shall take place until details of the proposed works to the partition wall for room L1.03 as shown on plan 5136912-ATK-BI-AL0015 P2 have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the abutment details to the panelling. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO LIBRARY: WINDOW, SKYLIGHT AND ROOFLIGHT DETAILS

(26) No works shall take place to the library until details of the proposed works to the windows, skylights and rooflights (including the Morris and Co stained glass window) have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the repair/reinstatement designs, materials and methodology. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO LIBRARY: LIGHTING, VENTILATION AND SERVICES

(27) No works to the library shall take place until details of the proposed lighting, ventilation, servicing and other plant have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the location, design, materials and finishes to be used. 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO LIBRARY: DETAILS OF THE 1950S PLAQUE

(28) No works to the library shall take place until full details of the 1950s plaque relocation within the library have been submitted to and approved 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 works do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012

PRE-COMMENCEMENT OF WORKS TO LIBRARY AND MUSEUM: SCHEDULE OF ROOF REPAIRS

(29) No works shall take place to the museum or library until a schedule of works for roof repairs (including slate samples), repair/ replacement of rainwater goods, lead work, gulleys and internal downpipes, materials and positioning have been submitted to and approved 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF WORKS TO MUSEUM AND LIBRARY: MORTAR, PLASTER AND RENDER DETAILS

(30) No works to the museum or library shall take place until a schedule of mixes for all mortars, plasters and renders to be used 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, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Other Conditions

CONDITION: USE OF ENTRANCES ON NORTH HILL

(31) The existing two principal entrances to the Museum and Library on North Hill shall be kept open to the public during the hours that the Museum is open to the public.

Reason

To retain the historic character of the Museum and Library and to promote the accessibility of the building in accordance with policies CS02 and CS03 of the Plymouth Local Development Framework Core Strategy 2007 (2006 - 2021) and paragraphs 131 and 132 of the NPPF.

Informatives

INFORMATIVE: CONDITIONAL APPROVAL

(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.