

DC/2008/00723

CONVERSION OF PRE-1700 BUILDING INTO 19 APARTMENTS, DEMOLITION OF POST 1900 STRUCTURES AND BUILDING OF 31 NEW APARTMENTS AND GATEHOUSE

TROY HOUSE, MITCHELL TROY, MONMOUTH, NP25 4HX

RECOMMENDATION: APPROVE

Case Officer: Craig O'Connor

Date Registered: 12/12/2008

1.0 APPLICATION DETAILS

- 1.1 Troy House is a largely 17th Century grade II* listed building that is located to the south east of Monmouth in the open countryside. It is a large traditional house that has four levels. The house has been altered over time and there has been a succession of additional buildings erected at the site as a result of the building having several different uses. The building is now in disrepair and the significant heritage asset is deteriorating. The site is sensitively located within an Historic Park and Garden and within the Wye Valley Area of Outstanding Natural Beauty. It is a particularly sensitive site given the heritage importance of the site and various other constraints including archaeology, mature trees that are subject to tree preservation orders, a significant bat population and the site lies within flood zone C2 (undefended flood plain). The site was last used as a school, although a small part of the building is currently occupied as a residential unit for site security purposes.
- 1.2 The proposals are to convert Troy House for residential use to form luxury apartments. The application also includes enabling new build development in the form of two wings to the east and west of Troy House. Troy House would be converted into 19 apartments and there would be 31 new apartments in the new build elements of the proposals. The east wing would have a footprint measuring approximately 550m² and the west wing would have a footprint measuring approximately 722m². The new build wings would have two sections, one of three storeys high and the other would be four storeys high. At their highest points the wings would measure approximately 12.6m high. The application also includes the construction of a gatehouse (dwelling) with associated outbuilding at the entrance to Troy House. The proposed materials would aim to match the existing arrangement and would include natural slate for the roof, render for the external walls and timber for the openings. The proposals also include the creation of parking areas, vehicle access improvements and landscaping at the site. The submitted plans outline the details of the submission and there is a concurrent application for Listed Building Consent for the proposals (DC/2008/00724).
- 1.3 The application was previously presented to the Committee on June 6 June 2017 with the recommendation to refuse the application as officers were still awaiting key information to inform a positive recommendation in relation to the proposals. The Planning Committee resolved to allow an additional period of time to allow the submission of this essential information. The applicant has now submitted this information for consideration, which has been subject to consultation, and officers now re-present the application with a recommendation to approve the application. The application is therefore considered as a departure to the adopted Local Development Plan.

2.0 RELEVANT PLANNING HISTORY

DC/2008/00724 Concurrent Listed Building Consent Conversion of pre 1700 building into 23 apartments, demolition of post 1900 structures and building of 31 new apartments.

3.0 NATIONAL PLANNING POLICY

Planning Policy Wales Chapter 6, Edition 9, and Paragraph 6.5.11 states that with regards to listed buildings, *'There should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage.'*

TAN5 offers advice on development and nature conservation.

TAN15 *Development and Flood Risk* provides guidance on new development in areas at risk of flooding. It states that highly vulnerable development (such as residential) should not be approved in undefended flood plain (Zone C2).

TAN24 offers guidance on development affecting the historic environment.

4.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

- S2 Housing provision
- S4 Affordable housing provision
- S12 Efficient resource use and flood risk
- S13 Landscape, Green Infrastructure and the natural environment
- S16 Transport
- S17 Place making and design

Development Management Policies

- H4 Conversion of redundant buildings to residential use
- H9 Flat conversions
- SD3 Flood Risk
- LC1 New built development in the open countryside
- LC4 Wye Valley Area of Outstanding Natural Beauty
- NE1 Nature Conservation and development
- EP1 Amenity and environmental protection
- MV1 Proposed development and highway safety
- DES1 General Design considerations

5.0 REPRESENTATIONS

5.1 Consultations Replies

Mitchel Troy Community Council – Recommend that the application be refused. The Council has grave concerns about the safety of the proposed access onto the highway. Given the likely number of vehicle movements significant improvements would be required to provide safety for vehicles turning right into and out of the site; perhaps a new access could be constructed onto the Toll House junction with improvements to that junction or a new access onto the B4293 between Troy Bridge and the Toll House. Until these issues can be resolved the recommendation is to refuse the application.

Monmouth Town Council – Recommended Refusal. Members were supportive of the application in principle however raised concerns with highway safety in terms of increased traffic on the lane and an unsafe access onto the main road.

Natural Resources Wales – Formally object to the proposals. Our predecessor organisations CCW and EAW both previously objected to this application in their letters of 5 February 2009, and 13 January 2009 respectively. The objections were due to a lack of information in respect of flood risk management and European Protected Species. CCW also recommended that an appropriate assessment be undertaken with regards to the potential for impacts on the Wye Valley and Forest of Dean Bat Sites Special Area of Conservation (SAC). We acknowledge that a Flood Consequences Assessment (FCA), produced by NJP Consulting, and an Interim Bat Survey, by IES consulting dated December 2015 have now been submitted. However, they are insufficient to enable us to remove our objections. We also have significant concerns in relation to the potential effects on the Wye Valley AONB and the Lower Wye Landscape of Outstanding Historic Interest.

In terms of ecology; based on the information submitted to us on 19 December 2017 we are now able to remove our objection on European Protected Species (bats) grounds. We have reviewed the bat mitigation strategy and drawings and the revised mitigation measures set out therein. We now consider that the application provides an adequate basis upon which to make an assessment of the likely impact of the proposals. There are a number of aspects of the strategy which we would wish to develop further when a European Protected Species licence application is submitted to us. However, these do not impair our ability to comment at this stage. We welcome the alterations made to the access point and vertical flight space in the eastern wing of the existing building. We further welcome the clarification of various other aspects of the mitigation shown on the drawings. Therefore, should your authority be minded to consent the proposals, we advise that suitable conditions and/or planning obligations are attached to the permission

Dwr Cymru Welsh Water – No objection to the proposal as a private drainage network is proposed.

Cadw – The proposals to renovate the house are supported, however the development would cause significant harm to the integrity of the character of the Grade II* registered historic garden and therefore the site as a whole. The proposals would materially harm the heritage values of the place and adversely affect its setting.

Gwent Wildlife Trust – Holding objection as bats may be negatively affected by the development.

Glamorgan Gwent Archaeological Trust – It is recommended that an archaeological evaluation of the site is conducted prior to the determination of the application; therefore there is a recommendation to defer the application until this information is submitted.

MCC Highways Officer – Having considered all aspects of the proposed development there are concerns over the validity of the speed analysis on the B4293 and the use of Manual for Streets for the determination of the stopping sight distances from the existing junction. However, the Highway Authority acknowledges the site's extant permitted use as a school which takes precedence in this particular case. Comparing the proposed development with the site's school use, the traffic associated with the proposed development will not exceed that generated under its extant use, and therefore will not have a significant impact on the local highway network. Based on

these reasons there are no highway grounds to sustain an objection to the application subject to the suggested conditions being applied to any grant of planning approval.

MCC Tree Officer – No objection to the positive determination of the application subject to the trees being protected in accordance with the submitted plans.

MCC Heritage – The principle of the conversion of the building is considered to have sufficient justification. The highly graded building, with significant important historic fabric, is progressively deteriorating which will, if no action is taken, result in the permanent detrimental loss of historic fabric which is irreplaceable. The proposal to convert the building into flats from a heritage perspective, is a suitable use.

MCC Biodiversity Officer -. In light of the final submission of mitigation measures at the site I would offer no adverse comments to the application subject to the suggested conditions and informatives.

MCC Public Rights of Way Officer - The applicant's attention should be drawn to Public Footpath No. 282, Monmouth and Public Footpath No. 242 Mitchel Troy which run adjacent to the site of the proposed development and over its access road. Public Path Nos. 282 and 242 must be kept open and free for use by the public at all times, alternatively, a legal diversion or stopping-up Order must be obtained, confirmed and implemented prior to any development affecting the Public Rights of Way taking place.

MCC Emergency Planning Manager - The Flood Consequence Assessment identifies potential escapes routes and that the development will install signage identifying such routes and emergency egress points. The development will be signed up to the NRW warning scheme and future occupiers will be aware of the flood risk and consequences. The escape routes will also be maintained and operational with no obstructions at all times. It is encouraging to see that such considerations are being made – however I would encourage the development of a more formal 'Flood Evacuation Plan' for the proposed development as a whole – clarifying how activation of the plan would be implemented, how 'ownership' of such a plan would be endorsed by potential 'apartment' owners and ensuring that potential owners will subscribe themselves to the NRW warning scheme on 'ownership' of an apartment. It would be beneficial to see a more formal plan identifying more specific evacuation arrangements – which I appreciate may be difficult at this stage of the application – but which could be consolidated as the development progresses. The development category, as I understand, is regarded as a 'Highly Vulnerable Development' – and thus the company by submitting the planning application accepts the risk. Potential purchasers of the apartments should clearly be made aware of the risk and understand that the facility may be susceptible to flooding, is located in a flood plain and be made aware of this prior to purchase and collectively support a clear flood evacuation plan upon purchase of an apartment.

5.2 Neighbour Notification

There have been three parties who have objected to the development for the following reasons:

- The development would harm wildlife
- The large amount of additional traffic on the lane would be a hazard for farming activities and walkers
- Concerns over the capability of the ancient bridges at the site being able to accommodate the additional traffic

- Concerns regarding highway safety and the proposed junctions
- Significant increase in traffic movements
- Concerns over the rights of way on the access track as it has been outlined that the applicant is not in ownership of some of the land
- Concerns over the validity of the transport statement and the reference to the site being used for a school as it clearly is not at the present time. Traffic behaviour 25 years ago is not reflective of today's movements
- The submitted plans do not show accurately the correct location of passing bays and in some instances in different ownership.
- Current track is used for cattle and farming
- Concerns over the validity of the CgMs Archaeological Desk-based Assessment which shows a lack of understanding of the site
- Concerns over the validity of the information that has been submitted in relation to access including concerns over the clarkbon Highway Safety record and erroneous findings in the trip generation comparison
- Detrimental impact on Troy Farm - The proposal would significantly increase the amount of traffic utilising this narrow track, both increasing the risk of accidents or incidents with livestock but more importantly impacting detrimentally on the economic viability of the farm enterprise to operate efficiently or effectively between fields, the main cluster of farm buildings and Troy Farm
- Impact on the listed building and its historic setting as the amount of additional work is substantial
- The previous officer report did not reflect the age of the building much of which predates the seventeenth century (Medieval, Tudor and Jacobean times).
- There is dismay that a repair notice has not yet been served given the poor condition of the decorative plaster ceilings in the main building.
- Although accepting in outline the exterior appearance of the two new suggested pavilions, one to be added to each side of the historic house, there are significant reservations about other aspects of the planning application. For example, research confirms Cadw's concerns about the impact of the development on the historic garden setting. This is particularly true for the areas immediately east and north-east of the house. It is argued that these areas were given over to extensive formal gardens from at least the early seventeenth century, and the area north-east of the house extending to the Trothy was shaped as a water parterre from at least 1612; significant amounts of the terracing associated with this water parterre have survived and would be affected by the proposed development.

5.3 Other Representations

SAVE Britain's Heritage – Outlines support for the proposed development.

6.0 **EVALUATION**

6.1 History of the application

- 6.1.1 The existing application was received by the Local Planning Authority on 12/06/2008, was registered on 12/12/2008 and is currently undetermined. The application has not progressed for many years as it was awaiting additional information to inform a decision. Over the last 30 months discussions have been held with the applicant to try and progress the application and achieve a successful conclusion to allow development at the site. The listed building is deteriorating and therefore bringing it back into beneficial use is of fundamental importance and a material planning

consideration regarding this application. The Council is seeking to support enabling development at the site and preserve this heritage asset to ensure that it does not fall into complete disrepair. To assist in advancing the application the Council commissioned an ecological survey of the building and site to inform a potential decision and also to potentially allow the Council to undertake essential works to the listed building if required.

6.2 Principle of development and viability of scheme

6.2.1 The application is being considered as a departure from the adopted Monmouthshire Local Development Plan (LDP) as it proposes new built development in the open countryside and is contrary to planning policies in relation to flooding. The proposed new build development is in the form of two proposed wings either side of Troy House and the gatehouse. The proposed new build development is contrary to the strategy in the LDP which generally only allows new residential development within development boundaries outlined within Policy S1 of the LDP. New build residential development in the open countryside is also contrary to national planning policy unless for a small number of exemptions such as agricultural workers, none of which apply in this instance. However for this particular scheme the enabling development is required to fund the construction work required to restore the large grade II* listed building and effectively preserve the heritage asset. The viability of the overall scheme has been carefully considered and the enabling development is fundamental to ensuring that the renovation of Troy House can occur. The enabling development is fundamentally required in order to provide the finance to convert the listed building which is at risk.

6.2.2 Given that the viability of the scheme is particularly constrained the Council will not be seeking the provision of any S106 monies for the development or any affordable housing provision either on or off site. The main objective of this development is to ensure the long term preservation of Troy House. The lack of any development at the site would result in the heritage asset falling further into disrepair and the heritage asset being lost for future generations. The introduction of new build enabling development to achieve this objective at this particular site is therefore acceptable. The enabling development proposed is the minimum necessary to secure the restoration of the Listed Building.

6.3 Flooding

6.3.1 The proposed residential development is categorised as a form of 'highly vulnerable development' within Technical Advice Note (TAN) 15 - Development and Flood Risk, and the site lies entirely within flood zone C2 (unprotected flood plain). TAN15 clearly outlines that highly vulnerable forms of development such as residential development should not be permitted in flood zone C2 areas. The history of the site is a material planning consideration when reviewing planning applications and the last historic use of the site was as a school. This type of use is also a highly vulnerable use and therefore the site already has been used to accommodate a vulnerable form of development for an extensive period. The current application proposes to convert the listed building and also proposes new residential development to generate funds to repair the building. The principle of the development would normally be unacceptable as it would conflict with the requirements of TAN15 - highly vulnerable development should be located in flood free areas. However given that the proposal would preserve the highly graded heritage asset and given that the site has accommodated a highly vulnerable form of development historically, it is considered that the proposals could be supported subject to the consequences of flooding being fully considered and found to be acceptable. Section 6 of TAN15 outlines justification tests that highly vulnerable development needs to meet in order to be considered acceptable. Although normally

these tests would not be applied to highly vulnerable development it is considered prudent to address the justification tests as part of this application. The proposed development would be part of a key regenerative initiative/scheme to restore and renovate the dilapidated listed building which is quickly falling into disrepair. The site is considered to be previously developed land given that the site is well established and was previously used as a school. The development would predominantly be located where modern buildings are located with an element of the enabling development being located within the garden area. The proposed developments are reasonably required to ensure that the renovation of Troy House occurs and the social and heritage benefits of bringing the heritage assets into beneficial use are recognised. On balance, it is considered that the proposed development is in accordance with the justification tests that are outlined in section 6 of TAN15.

- 6.3.2 Natural Resources Wales (NRW) have provided comments on the submitted revised Flood Consequences Assessment FCA and have outlined that the FCA meets the majority of the requirements with the only outstanding issue being the following:

“Some of the proposed finished site levels as detailed in Table 1 (under section 1:100 year event) in the FCA will not meet the requirements of A1.14 for the 1 in 100 (1%) year event plus climate change, as the whole development site, including open areas, should be flood free;”

The finished floor levels of the listed building and the levels associated with the car parking would not meet the requirements of A1.14 of TAN15. The requirements of A1.14 refer to the 1 in 100 year event plus climate change flooding scenario (1:100cc). In this flooding scenario the FCA outlines that Troy House will have a finished floor level set at 210mm lower than the 1:100cc and therefore it will flood in those circumstances. However this finished floor level cannot be altered given that this is an existing listed building and alterations to the structure would impact on its inherent character. Therefore, on balance, this level of flooding is considered to be acceptable in this particular case. NRW also recognise this within their concluding observations of the scheme. The applicants have outlined that if this event were to occur there would be safe refuge and escape route from Troy House via the main staircase.

- 6.3.3 The new buildings will be set at 530mm above the 1:100cc and therefore will be flood free in this event scenario. The gatehouse building would flood by 20mm which is considered to be a limited amount of flooding that on balance would be acceptable given that the occupier would be fully aware of this associated risk. The parking areas would be located on land that would flood in the 1:100CC event but given the site and the constraints of the site there is not considered to be an alternative location for the parking and therefore on balance this location is considered acceptable. The proposed access would flood by 120mm in the 1:100cc event however this level of flooding would not prevent safe access and egress for emergency services. The applicants have also outlined an alternative evacuation plan and escape route out to the west that could be utilised during a flood event to ensure that the risk to life is minimised. The applicants have outlined that a management company will maintain and operate the residential accommodation and will install the relevant signage and make the occupiers aware of the escape route and procedures during a flood event. Occupiers of the site will be made fully aware of the flood risks and consequences relating to the site.
- 6.3.4 NRW have also reviewed the 1 in 1000 year extreme event and the site would flood in this event scenario. It is expected that sites would flood in such events however TAN15 outlines tolerable levels which are considered to be acceptable. The submitted FCA shows maximum flood depths for the whole development and the access to be above 600mm which is the tolerance set out in A1.15. The proposed development would not

be able to meet this; the FCA has identified an alternative 'escape route' which is shown to be flood free in the extreme 0.1% flood event. This situation would be an extreme flooding event and although the development should meet the requirements of par. A1.15, in this particular case given that there would be an alternative escape route it is considered that occupiers would be able to evacuate the site safely. The Council's Emergency Planning Manager has reviewed the proposed development and is satisfied that subject to a full and detailed evacuation plan being in place at the site and the apartment owners being made aware of the risks then the risk to life would be abated. A condition would be added to any consent to ensure a full and detailed flood evacuation plan is in place at the site and that occupiers are made aware of the flood risk associated with the site.

- 6.3.5 NRW recognises that the site has a number of sensitive constraints and that although the development does not fully meet the requirements of par. A1.14 it may be not be feasible to change the proposal significantly to meet these requirements. NRW has concluded the following:

"On the basis that the proposal does not meet the criteria in A1.14 of TAN15 we maintain our objection at this time. However, we recognise that part of this proposal is for the change of use to an existing building. As such we appreciate that it may be unfeasible to set finished floor levels above the predicted flood level. In addition, if the developer were to design the car parks to be flood free then this is likely to impact on flood conveyance in the area potentially causing an increase in flooding elsewhere which will need to be fully assessed and appropriate mitigation proposed, if necessary."

- 6.3.6 Officers are fully aware of the direct conflict with TAN15 that these proposals present. The principle of the residential development being located within Flood Zone C2 is contrary to TAN15. However given that the site has been used historically for a highly vulnerable form of development and more importantly given the proposals would ensure that this important heritage asset is preserved, officers are supportive of the proposals. The proposed development is considered as a departure from planning policy. If Members are minded to agree with the officer recommendation and approve the application it would have to be referred to the Wales Government to decide whether they want to call in the application for determination by the Minister, given the direct conflict with national planning policy. In reaching this conclusion, officers have been mindful of alternative proposals that might enable the restoration of this Listed Building. The only potentially viable alternative use of the site is likely to be as a hotel, but this too is a highly vulnerable use and the same policy objection would apply. The other alternative is to do nothing, but this will mean the heritage asset continues to deteriorate and its value would eventually be lost.

6.4 Heritage Impact

- 6.4.1 Troy House is one of the most significant buildings in Monmouthshire, not only because of its size but also due to its architectural and historical significance. It is one of a small number of highly graded large country houses, set in its own registered garden, with a smaller walled garden to the immediate west of the house. The importance of the building therefore increases. Originally a 16th Century house, it was heavily reconstructed in 1673-99 creating the main front block that is seen today.
- 6.4.2 However the building has been vacant for some significant time and its last use as a school added some unfortunate, yet reversible changes to the building and additions to the house. The removal of these additions would be a benefit of the proposed development. The condition of the building, being vacant for some time, is as expected poor and deteriorating. Of particular concerns are the notable three 17th Century plaster

ceilings from the earlier phase of the house suffering from water damage and general structural issues and lack of maintenance together with an incomplete roof resulting in water penetration to a number of areas - for example the rear central 17th Century open well stairs.

- 6.4.3 The building is identified as 'at risk' on Monmouthshire's Building at Risk database with an elevated chance of decline. In recent years the building has been occupied in part with an on-site caretaker providing protection against vandalism and theft. Therefore there is an increased need and priority for this building to find a new and sustainable use for its future. The proposals that form a part of this application, for the conversion of the house into 19 apartments and new build, will have an impact on the internal and external significance of the building, however when balanced against the issues described above this is considered acceptable and necessary to secure a new use for the building. Therefore, in principle the proposals are considered appropriate, subject to the relevant detail and detailed consideration of the proposals. The proposed new build has been carefully considered and is sympathetic to the architectural style of the main house, following the same architectural style and historical evidence found in other similar buildings. At the point of submission a viability assessment accompanied the application which provides evidence to support the extent of the proposed enabling development. There is no evidence to suggest that conditions have improved to warrant any less enabling development than currently proposed; therefore the extent of new build is justified and is not raised as a reason for refusal.
- 6.4.4 In line with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 there is a duty to 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'. The proposed scheme has been amended several times to ensure that the historic fabric and character of the building is retained and on balance the proposed scheme is considered to be acceptable. Internally the plans have been amended to include the removal of apartments to the attic space in order to prevent extensive alterations which would have had an unacceptable level of loss of historic fabric. In addition the remaining layouts have been carefully considered to ensure that the key architectural features within the building have been protected and that where changes are proposed they are potentially reversible. The key changes have been fully set out and assessed as part of the concurrent listed building consent application.
- 6.4.5 In terms of the setting of the building it is considered that the removal of the modern school buildings around the house enhances its setting and so are welcomed. As discussed above, the proposed new build is required as enabling development in order to secure the restoration of the house. In addition they have been carefully designed to reflect the architectural style of the house and would be an architectural enhancement of the site rather than detracting elements. It is understood that Cadw have concerns over the impact on the Registered Garden, but it is felt that the need to restore the building outweighs the potential harm to the setting of the highly graded listed building. Objections have been received which raise concerns over the impact of the east wing and the proposed parking area to the north of the house. These relate to the loss of the terracing associated with the former water parterre and the subsequent loss of evidence of this part of the former formal gardens. Whilst these are valid concerns the garden at present has few remaining features and has been heavily eroded in its character to the point that the original features are very hard to interpret. The proposed level of enabling development has been accepted and it is considered that if the east wing was to be located elsewhere on site this would have a greater detrimental impact on the setting of the building upsetting the balance of the designed wings. The proposed site plan shows a formal garden to be re-created to the east of the new build, therefore providing opportunity for some recreation of the former garden

layout. The exact details of this can be conditioned as part of the application. In relation to the impact of the parking area, this is addressed in paragraph 6.5.4 below. Therefore overall, following negotiations, it is considered that there is an acceptable level of impact to the special character of the listed building and its overall character and setting would not be unacceptably compromised.

6.5 Visual impact and wider landscape impact

- 6.5.1 The proposed redevelopment of the site is considered to have an acceptable visual impact and would be acceptable. As outlined above (Section 6.4) the proposed alterations to the listed building are considered to be acceptable. The Council's Heritage Manager is satisfied that the internal and external alterations are sympathetic to the character and appearance of the building and would not have an adverse impact on the building. The development would ensure that the building is brought back into beneficial use and ensure that it is preserved in the long term. The proposed two new additional wings that would be located to the east and west of Troy House would have an acceptable impact on the setting of the listed building and respect the setting and architectural and historic importance of the listed building and gardens. The design and form of the new build development would be subordinate, secondary elements within the overall scheme and would ensure that Troy House is the dominant feature of the resultant development. The traditional design of the new build development would be sympathetic to the design to the house and would result in the development being symmetrical and balanced. The proposed materials would be of a high standard with natural slates roofs, rendered exterior walls and timber and metal openings. The proposed materials would be appropriate for the site and would result in a high standard of design.
- 6.5.2 Cadw has outlined in its comments and states that "the submitted scheme of balancing "wings" to a retained and restored mansion is architecturally justifiable. The execution of such a scheme of extension would not affect or destroy any significant historic built fabric. The proposals would be entirely reversible – the "wings" could at a future date be demolished, leaving the house intact." Therefore the proposed approach to the new build development is considered to be acceptable.
- 6.5.3 The proposed development including the conversion of Troy House and the new build development would be of an acceptable form, scale and design that respects the setting of the highly graded listed building and the historic character and appearance of its setting and would be in accordance with the criteria within Policy DES1 of the LDP.
- 6.5.4 The site lies within the historic park and gardens associated with Troy House and both Cadw and NRW have raised concerns in terms of the impact of the proposal on the registered garden with particular reference to the hardstanding parking area to the north of the building and the new build development to the east of the building, as has a respected historian. Both of these elements of the overall development are required for the development to be viable and on balance it is considered that these elements are acceptable. The proposed east wing is required to ensure that the development is a viable proposition and in terms of design it balances the appearance of the development with the creation of the two wings. . The proposed hardstanding area is required somewhere on the site to provide parking provision for the development. The open space of the gardens to the north would be lost but the landscaping of this area would be sensitive to the existing arrangement. Parking needs to be provided on site and unfortunately the impact of the development on the historic assets needs to be balanced against the need to preserve the listed building. The impact of the proposals on the garden is a material planning consideration and Cadw is a statutory consultee.

However, Cadw's advice needs to be balanced against the overall benefits of the scheme in terms of the long-term restoration of the house. The Council's Heritage Manager has reviewed the proposal and Cadw's comments and although their concerns are acknowledged, on balance, it is considered that the development is acceptable given that the overall scheme would preserve this vital heritage asset.

6.5.5 The site also lies within the Wye Valley Area of Outstanding Natural Beauty (AONB) and any development needs to ensure that it does not harm the landscape characteristics of this designated area. The visual impact of the development on the wider landscape would be acceptable and would not have a significant detrimental ~~long term~~ impact on the AONB. The site is largely surrounded by mature landscaping and Troy House forms part of a group of buildings including Troy Farm. The site currently features modern buildings to the west and the application proposes that this building is replaced with a new wing and there is a new wing to the east. The resultant development would remain to be grouped within this existing arrangement and the neighbouring built form of Troy Farm. The proposed east wing would assimilate into the form and pattern of these rural buildings and therefore the impact of the development on the wider area would be acceptable. NRW have raised concerns and objected to the application on landscape grounds and have outlined that "*The site is extremely sensitive and no landscape appraisal or historic landscape assessment appears to have been carried out. Whilst we consider that significant adverse visual effects on the AONB and Registered Landscape are unlikely due to the containment of the site by mature trees, the effects on the fabric, character and value of this important site are likely to be significant and adverse.*" Although it would be beneficial for the scheme to be supported by a landscape impact assessment the siting of the new build development is acceptable and justifiable in architectural terms. The site is contained from view as it is grouped with other buildings and screened by mature landscaping. The development would not have an adverse impact on the wider landscape and vantage points are generally limited and distant, with the exception of views along the public right of way that runs through the site. Removal of the poorly designed outbuildings/extensions and restoration of the listed building together with the enabling development is arguably an enhancement visually. NRW requested that we review the amount of new build development at the site but this scale of development is justified given the viability of the scheme. In order to protect the long term management of the registered garden a Conservation Management Plan for the registered garden and landscape would be secured by a condition. The proposed development would not harm the long term management of the AONB and the design and scale of the development is appropriate for the site. The development would be in accordance with Policy LC4 of the LDP.

6.6 Archaeological constraints

6.6.1 Glamorgan Gwent Archaeological Trust (GGAT) has requested that an archaeological evaluation of the site is conducted prior to the determination of the application. This information is needed to ensure that the development does not harm any historic features. Whilst it is agreed by officers that the proposed development has the potential to harm archaeological features at the site it is considered that provided that there is a detailed implementation of a programme of archaeological work in accordance with a written scheme of investigation and an archaeologist is on site during foundation development that any potential features at the site can be preserved and recorded. While there is an archaeological restraint at the site it is considered that a pre-determination archaeological evaluation is not obligatory in this case. The western area of the site has been previously developed with modern buildings and although the eastern element of the site does lie within the registered garden any features that are at the site can be preserved with a detailed written scheme of

investigation. If consent was to be granted it would include a condition for an archaeologist to be present on site and for a full written scheme of investigation to be undertaken.

6.7 Highway Safety and access

6.7.1 The impact of the development on the highway network has been fully assessed by the Council's Highways Officer following the submission of additional information in the form a transport statement and a road safety audit. The Highways Officer has reviewed the information and although there are some concerns with the validity of the data, Highways are of the view that the development is acceptable and do not object to the proposals. Troy House was previously used as a school and therefore there would have been a significant amount of traffic movements associated with that use and this would also be true if the site was to reopen as a school. This past use is not considered to have been abandoned in the legal sense, albeit that it has clearly ceased for many years. The lawful use of the site (Use Class C2) is a material consideration when reviewing the proposed implications that the development would have on the highway network. The site has been vacant for a number of years and therefore at present the site has no impact on the existing highway network. If the use were reinstated at the site then the amount of additional traffic movements associated with this use would generate high levels of traffic movements. Other uses within this use class would include hospitals, colleges and schools, all of which would have the potential to generate a great deal of traffic movements.

6.7.2 The Highways Officer has outlined that "it is accepted that the projected level of traffic generated by the development will be less than that generated under its extant school use. Therefore the proposed development will not have a negative impact on available capacity on the local highway network." The application proposes to utilise the existing access onto the B4239. The access does not have the required visibility splay set out in TAN18 however it is an existing access that could be used for a school and therefore the historic use of the site is a material planning consideration. The Highways Officer has concluded that the proposed access arrangements are acceptable. The application also provides adequate parking provision for each apartment in accordance with Monmouthshire's adopted Parking Guidelines. The proposed would not have a harmful impact on highway safety and would be in accordance with Policy MV1 of the LDP.

6.8 Ecology

6.8.1 The protection of ecological features is a material planning consideration when determining a planning application. The Council commissioned an ecological survey at the site for the applicants to use as part of this application. This survey work has been passed to the applicant and additional work to mitigate the impact of the proposed development on wildlife has been developed and submitted. The information has been considered by NRW and the Council's Biodiversity Officer and they are satisfied that subject to the development being constructed in accordance with the submitted mitigation strategy then there should not be harm to the favourable population status of the European Protected Species on or using the site. The proposals take full account of wildlife interests at the site and would preserve and enhance the existing habitat. The development would be in accordance with Policy NE1 of the LDP which seeks to preserve ecology and mitigate the impacts of development and would be in accordance with the guidance within TAN5 and PPW.

6.8.2 In consideration of this application, European Protected Species will be affected by the development and it has been established that a derogation licence from Welsh

Government will be required to implement the consent. NRW have outlined a licence could be given for the development. Monmouthshire County Council as Local Planning Authority is required to have regard to the Conservation of Species & Habitat Regulations 2010 (as amended) and to the fact that derogations are only allowed where the three tests set out in Article 16 of the Habitats Directive are met. The three tests have been considered in consultation with NRW and the Council's Biodiversity and Ecology Officer, as follows:

- (i) The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.
Development Management Comment: The proposed development is of significant overriding public interest as the Listed Building is in severe need of repair and the proposed development would result in the building being renovated and brought back into beneficial use, preserving the heritage assets in the long term. The proposed development has significant social benefits as the heritage asset would not be lost.
- (ii) There is no satisfactory alternative
Development Management Comment: Given that the existing listed building needs renovation there is no viable alternative.
- (iii) The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.
Development Management Comment: The proposals are supported with detailed mitigation proposals to ensure that the development does not have a significant impact on the use of the building by bats. The proposed mitigation has been scrutinised by NRW and the Council's Biodiversity Officer both of whom are satisfied with the proposed mitigation. Providing the mitigation is incorporated into the development, it would not have a significantly detrimental impact on ecology and would be acceptable.
In the light of the circumstances outlined above which demonstrate that the three tests would be met, and having regard to the advice of Natural Resources Wales and the Council's own Biodiversity Officers, it is recommended that planning conditions are used to secure the proposed mitigation.

6.8.3 Wye Valley and Forest of Dean Bat Sites SAC & Wye Valley Woodlands SAC

6.8.3.1 There are several potential pathways to cause a detrimental effect on the interest features of the Special Areas of Conservation (SAC) (i.e. horseshoe bats). A Habitats Regulations Assessment has been carried out (Test of likely significant effect) and counteracting measures are embedded within the application and within the suggested conditions to ensure the development does not have an adverse impact on these sensitive nature conservation sites. An appropriate assessment has been conducted for the proposed development and officers are satisfied that given the proposed mitigation embedded within the application and within the suggested conditions there will not be a significant effect on the interest features of the SACs.

6.9 Green Infrastructure

6.9.1 There are a number of existing trees covered by a tree preservation order both to the north of the proposed parking area and alongside the access drive. The impact of the development on the trees at the site has been fully considered and the development is not considered to have a harmful effect on any tree that is considered to be worthy of retention. The key landscape features will be retained within the development and the submitted site plan outlines that the site will have a generous amount of landscaping. The overall development will be sympathetic to the existing green

infrastructure at the site and respect the character of the historic registered garden. In order to ensure that the landscaping of the site is constructed to a satisfactory standard and to ensure the green infrastructure is managed appropriately in the long term suitable conditions should be added to any consent. Subject to these conditions the proposed development would not harm important landscape features and would be in accordance with the requirements of Policies GI1, EP1 and DES1 of the LDP.

6.10 Residential Amenity

6.10.1 The proposed development would not have an unacceptable impact on the residential amenity of any other property. The conversion of the building and the new build wings would not be overbearing nor would the buildings obstruct natural light to any party given that they would be sited to the north of Troy Farm. The proposed development would not have an unacceptable impact on any party's privacy. The proposed windows in the rear elevation of the wings would overlook existing farm tracks and agricultural land and would not have direct unobstructed views into private amenity areas. The proposed development would not have an unacceptable impact on any party's residential amenity and would be in accordance with Policy EP1 of the LDP.

6.11 Response to Community Council

6.11 The main concern regarding the proposed development from Monmouth Town Council and Mitchel Troy Common Community Council relates to the proposed access for the site. Mitchel Troy Common has outlined an alternative access point but the applicant does not want to pursue any other option and would like the application to be determined on its current merits utilising the existing access track. As outlined in section 6.7 MCC Highways are satisfied that the proposed access arrangement is acceptable and has not raised any objections to the proposals.

6.10 Response to third party objections

6.10.1 The Highways Officer has reviewed the submitted transport plans and the proposed access arrangement and is satisfied that the proposed development would have an acceptable impact on highway safety, particularly given the site's last known use. While the development would have an impact on the amount of traffic that uses the lane it would not be unacceptable and, as mentioned above, an alternative C2 use would also generate a large amount of traffic. The site has been vacant for many years and it is recognised that when the site does come back into beneficial use traffic will increase in the area. However given the planning history of the site there is a 'fall back position' where a similar type of use to a school could be reinstated. The Highways Officer considered that the traffic generated by the proposed development is acceptable and does not object to the development. They also considered the access arrangement to be acceptable in principle although further improvement of the access will be required via a condition. With regards to concerns about the location of passing bays, structural soundness of the bridge and the legal right the applicants have to use the lane for this purpose, these would all be civil matters for the applicant and the relevant parties to resolve. The applicant would have to ensure that they have the legal right to use the access in the manner in which they have outlined. There were also concerns about the lane being used for farming purposes for moving cattle and again this would be a matter for the applicant to consider however it is not uncommon for roads within the open countryside to be utilised for such purposes, accommodating both agricultural uses and domestic vehicles. As outlined in section 6.8 the proposed development would not have an unacceptable impact on wildlife interests. The restoration of the listed building is not considered to be harmful to its character or its setting. The new

build development is necessary to secure the restoration of the heritage asset which is the overriding factor in considering this application.

6.11 Well-Being of Future Generations (Wales) Act 2015

6.11.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act. This particular application has a number of specific constraints and concerns and significant weight has been given to ensure that the listed building is preserved, and in doing so would preserve the social and cultural well-being of Wales in the long term by restoring a significant heritage asset.

6.12 Conclusion

6.12.1 The main objective of this planning application is to ensure the long term preservation of this significant heritage asset. Officers have for many years been trying to work with the applicant to encourage development at the site to bring the deteriorating building back into beneficial use and have taken a pragmatic approach to assist in the positive determination of the application. It is acknowledged that bringing the building back into use would be a significant benefit because it would save the listed building and that is the overriding justification to approve this application. The extent of new build is considered to be justified given the viability challenge of the proposals and flooding risks at the site are considered to be manageable and acceptable in these unique circumstances. The proposed development has been advertised as a departure from the adopted LDP given the policy conflict of supporting the new build enabling development in the open countryside and the conflict with TAN 15 and Policy SD3 of the LDP. Planning Policy Wales (para 3.1.5) outlines that "The local planning authority should have good reasons if it approves a development which is a departure from the approved or adopted development plan or is contrary to the Welsh Government's stated planning policies, the advice of a statutory consultee or the written advice of its officers". The approval of this application would ensure that this building of national importance can be restored and saved for future generations. The long term preservation of the building is considered to outweigh the in principle flood risk objection and the concerns of consultees in terms of impact of the development on the registered historic garden and the wider landscape. On balance, the proposed development is considered to be acceptable and the application is recommended for approval subject to the conditions outlined below.

7.0 RECOMMENDATION : APPROVE

Conditions

Conditions/Reasons

1. This development shall be begun within 5 years from the date of this permission
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
2. The development shall be carried out in accordance with the list of approved plans set out in the table below.

Reason: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

Pre-commencement conditions

3. No development shall commence until the applicant has submitted details demonstrating the proposed improvements to the junction and access road. Details on carriageway construction and surfacing materials shall be submitted together with improvements to the junction showing a level plateau for the first 10m from the edge of carriageway thus avoiding vehicles accessing and exiting the junction on an incline. The submitted details shall be agreed in writing and shall be implemented at the site in accordance with the terms of condition 17 below.

Reason: In the interests of highway safety

4. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The construction work shall be carried out at all times in accordance with the approved scheme.

Reason: In the interest of highway safety

5. Samples of the proposed external finishes including;
The natural slate and a one square metre sample panel of render, stone and brick shall be agreed with the Local Planning Authority in writing before works commence and the development shall be carried out in accordance with those agreed finishes which shall remain in situ in perpetuity. The samples shall be presented on site for the agreement of the Local Planning Authority and those approved shall be retained on site for the duration of the construction works.

Reason: To ensure a satisfactory form of development takes place.

6. No works shall be carried out on the listed building until a Construction Management and Restoration Phasing Plan (CMRPP) has been submitted to and approved in writing by the Local Planning. The Plan shall set out a phased schedule of works that will include the full restoration of the historic fabric of the building detailing the proposed repairs and method statements affecting all aspects of the works to the listed building. For example, full details of the proposed method of protection and restoration and reinstatement of the plaster ceilings. All works shall be carried out in accordance with the approved CMRPP.

Reason: To safeguard the protection and restoration of the Heritage Asset

7. Excluding the west wing, as outlined on drawing number 1162.06 AL.0.04 Rev C, no buildings shall be erected on site as hereby approved, before the listed building known as Troy House has been repaired and restored in accordance with the agreed Construction Management and Restoration Phasing Plan (as referred to in condition 6).

Reason: To safeguard the protection and restoration of the Heritage Asset.

8. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the application and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: to ensure any archaeological features are taken into account.

9. No development shall commence on site until a detailed surface water management scheme has been submitted to and agreed in writing by the Local Planning Authority.

The management plan shall include details for the entire application site including car park, access road and other hard and soft landscaped areas. The detailed surface water management scheme shall be completed in accordance with the approved details prior to the development being occupied.

Reason: To safeguard the riparian habitat of the River Trothy and River Wye SSSI and SAC and to ensure adequate drainage of the site.

10. No development shall take place (including demolition, ground works, vegetation clearance) until a demolition and construction environmental management plan (DCEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The DCEMP (Biodiversity) shall include the following.
- a) Risk assessment of potentially damaging demolition & construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of the ecological clerk of works (ECoW)
 - h) Use of protective fences, exclusion barriers and warning signs.
 - i) Detail of management of Invasive Non Native Species to reduce the occurrence at the site and prevent uncontrolled spread.

The development shall be carried out in accordance with the approved DCEMP during the demolition and construction periods.

Reason: To safeguard the riparian habitat of the River Trothy and River Wye and other ecological interests at the site including protected and priority species.

11. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall reflect (but not be limited to) the principles shown on Site Plan – As proposed AL.0.04 Revision C and Proposed Detailed Site Plan AL.0.06 Revision A. Details shall include:-

- proposed finished levels or contours;
- means of enclosure;
- car parking layouts;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;
- minor artefacts and structures (e.g. furniture, artwork, refuse or other storage units, signs, lighting, floodlighting and CCTV installations etc.);
- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports and CCTV installations.);
- retained historic or other landscape features and proposals for restoration, where relevant.
- Soft landscape details shall include: planting plans, specifications including cultivation and other operations associated with plant and grass establishment, schedules of plants, noting species, sizes, numbers and densities.
- Watercourse Features

Reason: To ensure the provision afforded by appropriate Green Infrastructure design & to safeguard roosts and flight lines of populations of horseshoe bats connected with the SSSI and SAC and wider ecological considerations including protected and priority species.

12. Prior to the commencement of development a Green Infrastructure Management Plan shall be submitted to, and be approved in writing by, the local planning authority. The content of the Management Plan shall include the following;
- a) Description and evaluation of Green Infrastructure assets to be managed to include but not be limited to:
 - i) Bat roosts & supporting habitats, mitigation and compensation including flight lines for foraging/commuting
 - ii) Riparian habitats to conserve SINC habitat (River Trothy) supporting Interest Features of the River Wye SAC
 - b) Trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a twenty-year period).
 - g) Details of the body or organization responsible for implementation of the plan.
 - h) Ongoing monitoring of GI assets and remedial measures including a monitoring scheme for bats. Monitoring should include the bats themselves, the roosting locations, and the establishment of newly planted and existing habitats/flight lines. The Management Plan shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the Green Infrastructure Management Plan are not being met e.g. for bats) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning Green Infrastructure objectives of the originally approved scheme. The approved green infrastructure management plan shall be implemented in accordance with the agreed GI Management Plan.

Reason: To ensure effective management of Green Infrastructure assets at the site in accordance with LDP policy G11 including flight lines and riparian habitat integral to the maintenance of favourable conservation status of protected sites and species.

13. No development shall take place until the local planning authority has been provided with a copy of the final Method Statement detailing mitigation for Bats. The Method statement shall be implemented in full and any subsequent amendments provided to the Local Planning Authority for record and enforcement purposes.

Reason: To safeguard roosts and flight lines of populations of horseshoe bats connected with the SSSI and SAC and other species of bats using the site in accordance with the Conservation of Habitats and Species Regulations 2017.

14. No development shall take place until the local planning authority has been provided with a detailed schedule of the phasing of works that are likely to detrimentally affect bat species and the detail of measures to be employed to prevent / minimise impacts. The phasing schedule shall be implemented in full and any subsequent amendments provided to the Local Planning Authority for record and enforcement purposes.

Reason: To safeguard roosts and flight lines of populations of horseshoe bats connected with the SSSI and SAC and other species of bats using the site in accordance with the Conservation of Habitats and Species Regulations 2017.

15. No occupation of the hereby approved apartments shall take place until car parking has been provided in accordance with the approved plan and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure provision is made for the parking of vehicles.

Regulatory or other conditions

16. No apartment shall be occupied until a detailed flood evacuation plan is submitted to and agreed in writing with the Local Planning Authority. All purchasers of the hereby approved apartments shall be made aware of the flood evacuation plan and the plan shall be implemented in the event of any flood.
Reason: To ensure there are adequate flood protection measures in place.
17. Before the approved development is first occupied the access shall be constructed in accordance with the approved plans.
Reason: To ensure the access is constructed in the interests of highway safety.
18. Before the approved development is first occupied full details of the private water treatment system shall be agreed in writing with the Local Planning Authority. The treatment system shall be installed prior to any of the apartments being occupied.
Reason: To safeguard the impact of any discharge on wildlife interests and to ensure a satisfactory system is installed at the site.
19. No lighting shall be installed until a lighting design strategy including a detailed lighting plan has been submitted to and approved in writing by the local planning authority. The strategy shall build upon the principles in Section 3.6 of the submitted Bat Mitigation strategy and Proposed – Detail Site Plan AL.0.06 and Bat Mitigation Strategy Troy House Revision A.
The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for protected and priority species and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for roosting / foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications including operational measures) to clearly demonstrate that areas to be lit will not disturb or prevent species using their territory or having access to their breeding sites and resting places.
 - c) Demonstrate (through the provision of appropriate lighting contour plans and technical specifications including operational measures) that artificial lighting spill from internal lighting shall not disturb or prevent species using their territory or having access to their breeding sites and resting places.All artificial lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other artificial lighting be installed without prior consent from the local planning authority.
Reason: To safeguard roosts and flight lines of populations of horseshoe bats connected with the SSSI and SAC and wider ecological considerations including protected and priority species.
20. The pedestrian walkaway on the hereby approved access plans shall be constructed and available for use prior to any of the hereby apartments coming into beneficial use.
Reason: To ensure pedestrian access to the site.
21. The hard landscaping at the site shall be made up of a permeable material only.

Reason: To ensure satisfactory drainage at the site.

22. Notwithstanding the provisions of Article 3, schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no fence, wall or other means of enclosure other than any approved under this permission shall be erected or placed without the prior written approval of the Local Planning Authority.
Reason: In the interests of visual amenity and to safeguard the appearance of the area.
23. The hard and soft landscaping, as approved under condition 11, shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.
Reason: To safeguard the landscape amenities of the area.
25. LBC16.1 - External flues No Additional flues, vents, services, external lights, alarms or satellite dishes shall be fixed to the building other than those hereby approved.
RLB09-Reason - To safeguard the character and appearance of the listed building and its setting.
26. LBC19-Ridge And Hips - Wood Lead Roll Ridges and hips shall be formed with wood core lead rolls.
RLB09-Reason - To safeguard the character and appearance of the listed building and its setting.
27. LBC43-Render - Smooth Finish to Match New external rendering shall have a smooth surface finish to exactly match existing render. The render shall contain a well graded sharp sand and lime. Metal angle beads shall not be used. The final coat shall be finished with a wood float and shall not be belled outward over the heads of wall openings or at a damp proof course level.
RLB09-Reason - To safeguard the character and appearance of the listed building and its setting.
28. LBC32-Rainwater Goods To Match All rainwater goods shall be in cast metal and have a painted finish.
RLB09-Reason - To safeguard the character and appearance of the listed building and its setting.
29. LBC52-Painting - External Walls the render shall be painted with a matt finished microporous masonry paint to a colour which shall be submitted to and approved in writing by the Local Planning Authority before the render is installed at the site.
RLB09-Reason - To safeguard the character and appearance of the listed building and its setting.
30. LBC57-Subcills To Be Agreed The new window(s) shall have stone subcill(s) to a type and detail which shall be submitted to and approved in writing by the Local Planning Authority prior to prior to these windows being installed.
RLB09-Reason - To safeguard the character and appearance of the listed building and its setting.
31. LBC66-Detailed Plans 1:10 Details of the proposed:

- Dormers
- Windows
- Cornice
- Urns
- Ashlar quoin details
- Parapet and coping
- Window surrounds
- External doors

To a minimum scale of 1:10 including elevations, vertical and horizontal sections with larger scale details to sufficiently describe the proposed units shall be submitted to and approved in writing by the Local Planning Authority prior to these elements being installed.

RLB09-Reason - To safeguard the character and appearance of the listed building and its setting.

32. LBC67-External Timber - Painted All external timber shall have a painted finish in accordance with a detailed schedule to be submitted to and approved in writing by the Local Planning Authority prior to prior to timber being installed.

RLB09-Reason - To safeguard the character and appearance of the listed building and its setting.