



Contents Sheet

Item No	Page No	App Number	Site Address	Proposal	Recommendation
1	1	19/0916	414, BOSTY LANE, ALDRIDGE, WALSALL, WS9 0QF	LISTED BUILDING CONSENT TO UNDERTAKE: 1) REMOVAL OF ROOF COVERINGS AND FIRE DAMAGED TIMBERS. 2) TAKE DOWN DISLODGED BRICKWORK. 3) REMOVAL OF LOOSE AND PRECARIOUS MATERIAL. 4) DISMANTLING OF WALL HEADS. 5) REMOVAL OF ANY LOOSE MASONRY. 6) WALLS TO BE PROPPED AND SHORED.	GRANT LISTED BUILDING CONSENT SUBJECT TO CONDITIONS



Planning Committee

Report of Head of Planning, Engineering and Transportation on 05-Sep-2019

Plans List Item Number: 1.

Reason for bringing to committee: Council application

Location: 414, BOSTY LANE, ALDRIDGE, WALSALL, WS9 0QF

Proposal: LISTED BUILDING CONSENT TO UNDERTAKE: 1) REMOVAL OF ROOF COVERINGS AND FIRE DAMAGED TIMBERS. 2) TAKE DOWN DISLODGED BRICKWORK. 3) REMOVAL OF LOOSE AND PRECARIOUS MATERIAL. 4) DISMANTLING OF WALL HEADS. 5) REMOVAL OF ANY LOOSE MASONRY. 6) WALLS TO BE PROPPED AND SHORED.

Application Number: 19/0916

Applicant: Mr Edward Kennedy

Agent: Mark Newall

Application Type: Listed Building Consent:
Alter / Extend

Case Officer: Devinder Matharu

Ward: Aldridge Central And South

Expired Date: 05-Sep-2019

Time Extension Expiry:

Recommendation Summary: Grant listed building consent subject to conditions



Listed Building Consent to undertake:

- 1) Removal of roof coverings and fire damaged timbers.
- 2) Take down dislodged brickwork.
- 3) Removal of loose and precarious material.
- 4) Dismantling of wall heads.
- 5) Removal of any loose masonry.
- 6) Walls to be propped and shored.

A Design and Access Statement has been submitted which states:

- The farm was vacant and temporarily unused prior to the fire which caused the current damage to the listed building
- Following emergency stabilisation works, it is proposed the building will be surveyed, repaired and reconstructed in accordance with the subsequent listed building application.
- Following the repair the building will be available to be sold on the market or as an agricultural tenancy
- For safety reasons it is not possible to conduct an internal survey of the building prior to carrying out stabilisation works

A structural assessment has been submitted which states:

- A visual inspection was carried out on 30-05-19.
- The extent of the damage to the barn structure appears to be confined mainly to the adjoining farm building to the east with some damage extending through to the main structure.
- General cracking around the main farmhouse with likely damage and movement occurring in the building caused by the fire.
- The south portion of the roof structure to the east farm building appears to be almost completely demolished due to the fire damage.



- The north portion of the roof structure to the East farm building appears to remain intact however; visual cracking and fallen tiles show signs of movement.



- The middle portion of the roof structure to the East farm building, which connects to the adjoining roofs of the main building, has severe damage with the main timber roof trusses exposed and burnt away.



- The roof structure of the main farmhouse appears to be mainly intact from a visual stance with only a few tiles fallen and missing.



- The south portion of the East farm building walls have been severely damaged by the fire. Twisting and bowing of the walls has taken place causing large cracking and instability. The absence of these walls has caused the adjoining walls to crack and move due to the loss of support in these areas.



- The north portion of the East farm building walls have been damaged and show signs of movement with associated large cracking of the walls, especially around window heads and doors.



- The main farmhouse walls appear to have much less damage but show signs of small cracking.



- The fire has caused a considerable amount of damage to the roof fabric and roof structure and to the walls of the East Farm building of the barn in-particular, which is now unstable and unsafe.
- All interior finishes, stairs, and decoration in the fire affected areas are likely to be beyond repair. The fire damage was severe enough to cause instability to the building with external walls out of plumb and considered unstable.
- The main farmhouse appears to be largely undisturbed by the fire although there is some cracking around the building perhaps as a result of consequential movement of the adjoining East wing.
- Due to the extent of the damage and instability of the roof and walls of the East Farm building in-particular, partial demolition will be required to make

the structure safe. Any new build or restoration will need to comply with statutory regulations and Conservation Officer requirements for a Grade II listed building.

- A full scheme of repairs, detailed drawings and details will be required for building and planning regulation approvals.
- Urgent attention is required in order to rectify the immediate damage caused by the fire and to make the structure safe.

The following recommendations will be implemented:

- The site is fully secured and fenced to prevent access.
- A full demolition specification is prepared with drawings and details which safely demonstrate the areas to be demolished and the sections to be retained and repaired as indicated on the sketch provided in Appendix B.
- A suitably qualified contractor should be appointed, experienced with fire damaged buildings and their repair.
- The north section of the East Farm building which is considered stable is safely scaffolded and propped up extent to be agreed. Scaffolding and propping are to be designed by a competent Engineer.
- The unsafe south section of the East Farm building should then be demolished with mechanical plant kept a safe distance from the building. It is advised that specialist equipment and machinery is used in order to limit the danger to parties carrying out the work, for example using long reach machinery where possible.
- During demolition, to maintain stability where the walls butt against another wall, the adjoining wall should be restrained by leaving the wall at a 45 degree angle to maintain stability in the temporary condition.
- Once demolished and made safe - carefully remove all remaining loose slate tiles, masonry and damaged and burnt roof timbers.
- Prepare a specification, drawings and full repair schedule for the rebuild to the south section of the East Farm building and restoration to the remaining north portion of the East Farm building to comply with statutory regulations, planning and Conservation Officer requirements for a grade 2 listed building. A full scheme of repairs, detailed drawings and details will be required for building and planning regulation approvals.
- Once complete and stable remove all props and scaffolding.

A Conservation Report has been submitted which states:

- The fire appears have started in the southern end of the building of which the roof has been completely destroyed and the wall head have collapsed down to a height of approximately 2m above ground level.
- The southern gable wall remains standing to a slightly greater height and separating wall from the north part of the building is substantially intact.
- In the northern part of the range, the fire appears to have burnt its way into the roof timbers, exposing the fire damaged ridge and rafter tops for about 80% of the length of the building.
- It is assumed that the fire has burnt through the ties or collars in the roof structure, and removed the ability of the structure to resist outward thrust of the rafters. This would push the wall head outwards, destabilising the wall

head. Evidence of this can be seen in the destroyed southern part of the range where the brickwork walls have collapsed.

- The wall heads of the southern part of the building have collapsed outwards.
- A significant number of roof tiles lay on the floor.
- Damage to the roof on the northern range is less severe, the rafter heads are charred or burnt through and the ridge blade has been burnt away from much of its length.
- Damage to the brickwork consists of wide cracks leading down from the eaves and to the southern end, significant outward displacement of cracked brickwork panels by up to 75mm outside the general wall surface.
- The wall heads are in danger of outward collapse, possibly taking the segmental arch head.
- Reconstruction of the building shall follow the below outline specification:
- Reconstruct external walls using existing retained bricks, laid in 3:1 sand:lime putty mortar in accordance with the architects specification. Make up any shortfall with matching second hand imperial Staffordshire brindle bricks. 2. Reconstruct timber roof and internal floor structure using existing retained timbers, or new timber to match size, profile and timber species. 3. Replace roof covering with existing salvaged clay roof tiles, on new tiling battens and Type 1 bituminous sarking felt. Modern breathable felts are not "bat friendly", so it will be necessary to ventilate the roof. Any shortfall in roofing tiles shall be made up in second hand Staffordshire brindle clay tiles to match existing. Tiles without fixing holes shall be drilled or nicked to allow eaves, verge, ridge and every fourth course to be screw fixed. 4. Replace lost and damaged doors and windows to match existing. 5. Replace lost or damaged rainwater good to match existing cast iron.

On Sunday 25th August 2019, a fire to the rear barns was started and the extent of the fire damage is not yet known, at the time of writing this report.

Site and Surroundings

Bosty Lane Farm is located on the southern side of Bosty Lane. The access to the site is to the eastern side of the farmhouse.

The farmhouse is set back within the site and fronts Bosty Lane; the farm building to the east (rear) is set back and returns to the rear of the farmhouse, both of these buildings are two storey. Towards the south west of the farmhouse is an agricultural barn. The farmhouse, farm building and agricultural barn forms part of farm complex.



The farmhouse dates back to the early C18 with the farm building adjoin to the east dating back to the C19. The barn to the south west of Bosty Lane farmhouse is C18. These buildings, which includes the farmhouse, farm building and barn to the south west of Bosty Lane, are grade II listed.

The farmhouse is a brick built dwelling with a slate roof. The farmhouse is two storeys high with three bays with the ground floor, the window of the second bay has a segmental head. The door to right of the first bay has a mid-C19 timber door case with a chimney to the right of the second bay. At the right, the gable of the adjoining farm building projects forwards and has a pitching hole on the first floor with segmental arch. The left-hand return wall has a five-bay arcade with segmental arches and brick piers, opening into a cart shed. The windows have casements with glazing bars. The interior consists of the right-hand bay of the house containing a sunken dairy. The middle room has a chamfered axial main beam and exposed common joists. An inglenook recess has a boxed bressummer, which is a large horizontal spanning beam forming direct support of a wall or timber framing above it. The left-hand room has a boxed axial beam.

The barn south west of Bosty Lane farmhouse is brick with a tile roof. The north wall has a two-storey porch with hardwood truss exposed in gable with a king-post with straight braces to the principals. To each side of the porch are single- storey lean-to's against the front wall of the barn. The south wall has breathers, and a cart entrance with a segmental arch, which has blue brick voussoirs. To the left is a first floor pitching door. To each side of the internal entrances the roof is supported on brick cross-walls with central openings. The roof appears to have hardwood purlins. The truss visible in the western part of the barn is similar to the one exposed in the gable of the porch, and has at least one curved wind-brace.

Within the farm complex there are poly tunnels and other structures to the west of the listed barn and further agricultural buildings to the south of the listed barn. There is a group of trees to the south of the poly tunnel on the site and a further group of trees to the east and south of the agricultural buildings that are not listed.

The site is within the West Midlands Green Belt. The land to the east, south and west is open countryside. The land on the eastern side of the farmhouse has been used for the dumping of various waste materials.

Beyond the western boundary of the site is a residential property and on the opposite side of Bosty Lane is a row of residential dwellings.

Relevant Planning History

None

Relevant Policies

National Planning Policy Framework (NPPF)

www.gov.uk/guidance/national-planning-policy-framework

The NPPF sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it emphasises a "*presumption in favour of sustainable development*".

Key provisions of the NPPF relevant in this case:

- **NPPF 12 – Achieving well-designed places**
- **NPPF 13 – Protecting Green Belt land**
- **NPPF 15 – Conserving and enhancing the natural environment**
- **NPPF 16 – Conserving and enhancing the historic environment**

On **planning conditions** the NPPF (para 55) says:

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved. Conditions that are required to be discharged before development commences should be avoided unless there is a clear justification.

On **decision-making** the NPPF sets out the view that local planning authorities should approach decisions in a positive and creative way. They should use the full range of planning tools available and work proactively with applications to secure developments that will improve the economic, social and environmental conditions of the area. Pre-application engagement is encouraged.

National Planning Policy Guidance

On **material planning consideration** the NPPG confirms- planning is concerned with land use in the public interest, so that the protection of purely private interests... could not be material considerations

Reducing Inequalities

The Equality Act 2010 (the '2010 Act ') sets out 9 protected characteristics which should be taken into account in all decision making.

Development Plan

www.go.walsall.gov.uk/planning_policy

Saved Policies of Walsall Unitary Development Plan

- 3.2 to 3.5 The Countryside and Green Belt
- 3.13 to 3.15 Building Conservation & Archaeology
- GP2: Environmental Protection
- ENV7: Countryside Character
- ENV14: Development of Derelict and Previously-Developed Sites
- ENV25: Archaeology
- ENV27: Buildings of Historic or Architectural Interest
- ENV32: Design and Development Proposals
- ENV35: Appearance of Commercial Buildings
- ENV40: Conservation, Protection and Use of Water Resources
- T13: Parking Provision for Cars, Cycles and Taxis

Black Country Core Strategy

- CSP4: Place Making
- DEL1: Infrastructure Provision
- ENV1: Nature Conservation
- ENV2: Historic Character and Local Distinctiveness
- ENV3: Design Quality

Walsall Site Allocation Document 2019

GB1: Green Belt Boundary and Control of Development in the Green Belt

EN1: Natural Environment Protection, Management and Enhancement

T4: The Highway Network

Supplementary Planning Document

Designing Walsall

- DW3 Character
- DW9 High Quality Public Realm
- DW10 Well Designed Sustainable Buildings

Other relevant material considerations

Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the local planning authority have a statutory duty to pay special regard to the desirability of preserving the special historic and architectural character of the listed building.

Consultation Replies

Archaeology – No objection but comments any historic building recording and heritage statements of significance should be undertaken once the building is safe, as part of the ongoing conservation process and should be submitted to the historic environment record and the OASIS online database.

Historic England – No objection subject to a planning conditions requiring: a contract to be let for a suitably experienced conservation architect to draw up a detailed specification and schedule of repairs, agreed by the local authority, prior to the start of work on site; and that repairs are carried out in accordance with the agreed specification and schedule.

Conservation – No objection subject to planning conditions relating to time limit, building record, sample brickwork, details of making good areas.

Representations

Two letters have been received from neighbouring residential occupiers making the following observations:

- The farm should be a working farm
- They worked at the farm for 6 years on the 1950's
- Have memories
- Damage to the buildings
- Another large fire took place
- Property a major problem
- Security guard is no deterrent

One letter has been received supporting the proposal on the following grounds:

- Good to see the building being cleared after the fire
- Concerns as to what will happen to it in the future.

Determining Issues

- Whether the proposed works would prevent loss of the historic fabric and significant features and further uncontrolled collapse of the grade II listed building.

Assessment of the Proposal

Whether the proposed works would prevent loss of the historic fabric and significant features and further uncontrolled collapse of the grade II listed building.

414 Bosty Lane is a Grade II listed farmhouse with attached barns dating from the early eighteenth century. Under sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Walsall Council as the local planning authority, have a statutory duty to pay special regard to the desirability of preserving the special historic and architectural character of the listed building, as well as its setting, and the setting of the nearby Listed Bosty Lane Barn.

Though damaged by fire, the farmhouse remains largely in-tact and the barn retains much of its plan form and character.

The listed building application seeks to stabilise the structure. It is proposed that this remedial work would then be followed by a programme of sympathetic re-building.

The proposal to carefully demolish sections of the building and rebuild them will have a significant impact on the barn and will be assessed in terms of Section 16 of the NPPF. Paragraph 185 of the NPPF states that local planning authorities should implement of positive strategy for the conservation and enjoyment of the historic environment that takes into account:

- a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) The desirability of new development making a positive contribution to local character and distinctiveness; and
- d) Opportunities to draw on the contribution made by the historic environment to the character of a place.

The application is supported by assessments and recommendations from a structural engineer and conservation architect, which establishes a standard of work to aim for and a methodology to achieve it. Historic England considers that the proposal establishes a methodology for support, assessment and repair that will secure the evidential value of surviving fabric and should result in a project that conserves the significance of the listed building.

The proposed works would be undertaken in two phases with phase one being initial works outlined in four steps:

To carefully remove the roof coverings and fire damaged roof timbers by hand, from a cherry picker and crane, parked outside the arc of possible collapse of the standing walls. This will remove the outward thrust on the wall heads. To carefully take down the dislodged brickwork by hand, from a cherry picker as above. Once the loose and precarious material has been removed, it will be possible to enter the ground floor of the building and survey the damage to the upper floor. It may then be possible, subject to condition, to enter the upper floor and undertake a detailed inspection of the fire damage to the roof, upper floor and external walls. The wall heads should be dismantled to a raking profile to provide lateral support to any higher upstanding cross-walls or gables, and these should be supported by external raking shores to stabilise the structure pending full survey, listed building consent and repair.

The Southern part of the range has already suffered catastrophic damage, and there is little high level masonry left to fall. Any remaining loose masonry should be removed by hand from a cherry picker, and the walls should be propped and shored, pending repair. All recovered masonry shall be cleaned and stacked on pallets in secure containers, for reuse in the repair of the building. Brickwork from any special features such as arched lintels and window openings shall be separately stacked and labelled as to location and purpose. The listing description does not indicate any likelihood of there being unique or moulded timbers. Any undamaged timbers should be left in-situ where possible. Intact cut collapse timbers should be labelled and stored, as should any sound samples that can be cut from fire-damaged timbers.

Once the building has been fully stabilised, measured survey drawings shall be produced, and asbestos and ecology surveys carried out.

Phase two would involve the reconstruction of external walls using existing retained bricks, reconstruct timber roof and internal floor structure using existing retained timbers, or new timber to match size, profile and timber species. To replace roof covering with existing salvaged clay roof tiles, on new tiling battens and Type 1 bituminous sarking felt. Any shortfall in roofing tiles shall be made up in second hand Staffordshire brindle clay tiles to match existing. Tiles without fixing holes shall be drilled or nicked to allow eaves, verge, ridge and every fourth course to be screw fixed. To replace lost and damaged doors and windows to match existing and replace lost or damaged rainwater good to match existing cast iron.

The application documents then outline that measured drawings will be produced once the structure is made safe. It is too early in the project for the architect to have provided a full specification and schedule of work because the condition of the building prevents necessary access. The condition therefore needs to ensure that an appropriately qualified architect is appointed to take the project forward once permission is granted. The best way to do this is via a pre-commencement condition requiring a contract to be let for the next phase of professional advice i.e. drawing up a full specification and schedule of works. This would take the necessary steps to ensure new development will proceed after the loss has occurred in line with Paragraph 198 of the NPPF.

The proposed works would stabilise the fire damaged listed building, as such the proposed works outlined in the conservation report are undertaken to ensure substantial conservation works can be carried out in a safe manner. The works would prevent loss of the historic fabric and significant features and further uncontrolled collapse of the grade II listed building.

The recent fire on 25th August 2019 would not affect the determination of this current listed building application. Whilst, there was security on site, security was withdrawn once the site was secured by fencing. Once the works have been implemented and the premises are occupied this would help secure the site.

Conclusions and Reasons for Decision

The proposed works would stabilise the fire damaged listed building, as such the proposed works outlined in the conservation report are undertaken to ensure substantial conservation works can be carried out in a safe manner. The works would prevent loss of the historic fabric and significant features and further uncontrolled collapse of the grade II listed building.

The proposal complies with the NPPF, saved policies 3.2 to 3.5, 3.13 to 3.15, GP2, ENV7, ENV14, ENV25, ENV27 and ENV32 of the UDP, policies ENV1, ENV2 and ENV3 of the BCCS, Policies GB1 and EN1 of the SAD, and policies DW3, DW9 and DW10 of Designing Walsall SPD.

Taking into account the above factors it is considered that the application should be recommended for approval.

Positive and Proactive Working with the Applicant

Approve

Officers have confirmed to the applicant's agent that the submitted details are acceptable and no further changes have been requested.

PAGE 12 OF 15

Recommendation

Grant listed building consent subject to conditions

Conditions and Reasons

1. The development must be begun not later than 3 years after the date of this decision.

Reason; Pursuant to the requirements of Section 91 of the Town and Country Planning Act, 1990 and to allow the Local Planning Authority to reconsider the desirability of the proposal if it is not carried out within that time.

2. The development hereby approved shall not be carried out otherwise than in accordance with the following documents:

- conservation report submitted 12-07-19
- Design and Access Statement submitted 12-07-19
- Building structural assessment submitted 12-07-19.

Reason: To define the permission

3i. Prior to the commencement of development, a contract must be agreed/let for a suitably experienced conservation architect to draw up a detailed specification and schedule of repairs, which has been approved in writing by the local planning authority.

3ii. Prior to the commencement of development, the suitably experienced conservation architect approved under part 3i of this condition shall submit the detailed specification and schedule of repairs for written approval by the local planning authority.

3iii. The schedule of repairs shall be undertaken in accordance with the approved detail specification and schedule of repairs prepared by the conservation architect as approved under part 3ii of this condition.

Reason: To ensure that the repair works are sympathetic to the conservation of historic fabric and character of this Grade II listed building in accordance with Policies 3.13-3.15, ENV25 and ENV27 of the UDP, Policies ENV2 and ENV3 of the BCCS and Policy DW3 of Designing Walsall SPD and accords fully with Section 16, 66 and 72 of the Town and country Planning (Listed Building and Conservation Areas) Act 1990.

4i. No works beyond the Stage 1 steps 1 to 4 as outlined above and the Baart and Newall Conservation Report submitted on 12-07-19 shall commence until, a programme of building recording and analysis have been undertaken by a suitably qualified person or body which has been approved in writing by the local planning authority.

4ii. Prior to the commencement of development, the suitably qualified person or body approved under part 4i of this condition shall submit a programme of building recording and analysis for written approval by the local planning authority.

4iii. The programme of building recording and analysis shall be undertaken in accordance with the approved programme under part 4ii of this condition.

PAGE 13 OF 15

Reason: To secure and safeguard the provision for inspection and recording of matters of architectural/archaeological/historical importance associated with the building/site that may be lost in the course of works in accordance with Policies 3.13-3.15, ENV25 and ENV27 of the UDP, Policies ENV2 and ENV3 of the BCCS and Policy DW3 of Designing Walsall SPD.

5i. Prior to the commencement of the second phase of works, full details of making good exposed areas revealed by demolitions are to be submitted and approved in writing by the Local Planning Authority.

5ii. The second phase of works shall be undertaken in accordance with the making good details approved under part 5i of this condition.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policies 3.13-3.15, ENV25 and ENV27 of the UDP, Policies ENV2 and ENV3 of the BCCS and Policy DW3 of Designing Walsall SPD.

6i. Prior to the commencement of the second phase of works, a sample panel of brickwork which demonstrates the brick type, colour, texture, face bond, mortar mix and pointing shall be submitted to and approved in writing by the local planning authority.

6ii. The sample panel as approved under part 6i of this condition shall be erected on site and maintained there during the course of the second phase of construction works.

6iii. The second phase of works shall be undertaken in accordance with the details approved under part 6i of this condition.

Reason: To ensure that the repair works are sympathetic to the conservation of historic fabric and character of this Grade II listed building in accordance with Policies 3.13-3.15, ENV25 and ENV27 of the UDP, Policies ENV2 and ENV3 of the BCCS and Policy DW3 of Designing Walsall SPD and accords fully with Section 16, 66 and 72 of the Town and country Planning (Listed Building and Conservation Areas) Act 1990.

7i. Prior to the commencement of the second phase of works, samples and/or manufacturer's details of the roof materials which includes slates tiles, roof felt and any other materials to be used for the proposed roof works shall be submitted to and approved in writing by the local planning authority.

7ii. The second phase of works shall be completed in accordance with the roofing details/materials as approved under part 7i of this condition.

Reason: To ensure that the repair works are sympathetic to the conservation of historic fabric and character of this Grade II listed building in accordance with Policies 3.13-3.15, ENV25 and ENV27 of the UDP, Policies ENV2 and ENV3 of the BCCS and Policy DW3 of Designing Walsall SPD and accords fully with Section 16, 66 and 72 of the Town and country Planning (Listed Building and Conservation Areas) Act 1990.

8i. Prior to the commencement of the second phase of works, plan, elevation and section drawings, with materials annotated, of all new windows and window openings at a minimum scale of 1:10 shall be submitted to and approved in writing by the local planning authority.

8ii. The second phase of works shall be completed in accordance with the details as approved under part 8i of this condition.

Reason: To ensure that the repair works are sympathetic to the conservation of historic fabric and character of this Grade II listed building in accordance with Policies 3.13-3.15, ENV25 and ENV27 of the UDP, Policies ENV2 and ENV3 of the BCCS and Policy DW3 of Designing Walsall SPD and accords fully with Section 16, 66 and 72 of the Town and country Planning (Listed Building and Conservation Areas) Act 1990.

9i. Prior to the commencement of the second phase of works, plan and section drawings, with materials annotated, of all new doors at a minimum scale of 1:10 with typical moulding and architrave details at a scale of 1:1 shall be submitted to and approved in writing by the local planning authority.

9ii. The second phase of works shall be completed in accordance with the details as approved under part 9i of this condition.

Reason: To ensure that the repair works are sympathetic to the conservation of historic fabric and character of this Grade II listed building in accordance with Policies 3.13-3.15, ENV25 and ENV27 of the UDP, Policies ENV2 and ENV3 of the BCCS and Policy DW3 of Designing Walsall SPD and accords fully with Section 16, 66 and 72 of the Town and country Planning (Listed Building and Conservation Areas) Act 1990.