



Planning Committee

Report of Head of Planning and Building Control on 08 September 2022

Plans List Item Number: 2b

Reason for bringing to committee

The application is brought to Planning Committee as the site is Council owned land and the applicant has appealed to the Planning Inspectorate against non-determination of the listed building consent application. The planning authority is seeking a resolution from Members of the Planning Committee on how they would have otherwise determined the application. The resolution will be forwarded to the Planning Inspectorate and will form part of the Council's appeal documents.

Application Details

Location: ALDRIDGE MANOR, LITTLE ASTON ROAD, ALDRIDGE, WALSALL, WS9 8NJ

Proposal: LISTED BUILDING CONSENT APPLICATION FOR ALTERATIONS TO THE MANOR HOUSE TO FORM EIGHT RESIDENTIAL FLATS. ALSO, THE DEMOLITION OF A GARAGE AND ACTIVITY HALL IN THE CURTILAGE OF THE SITE. ASSOCIATED CARPARKING, HARD AND SOFT LANDSCAPING.

Application Number: 22/0282

Case Officer: Thomas Morris

Applicant: Mr P Pearce

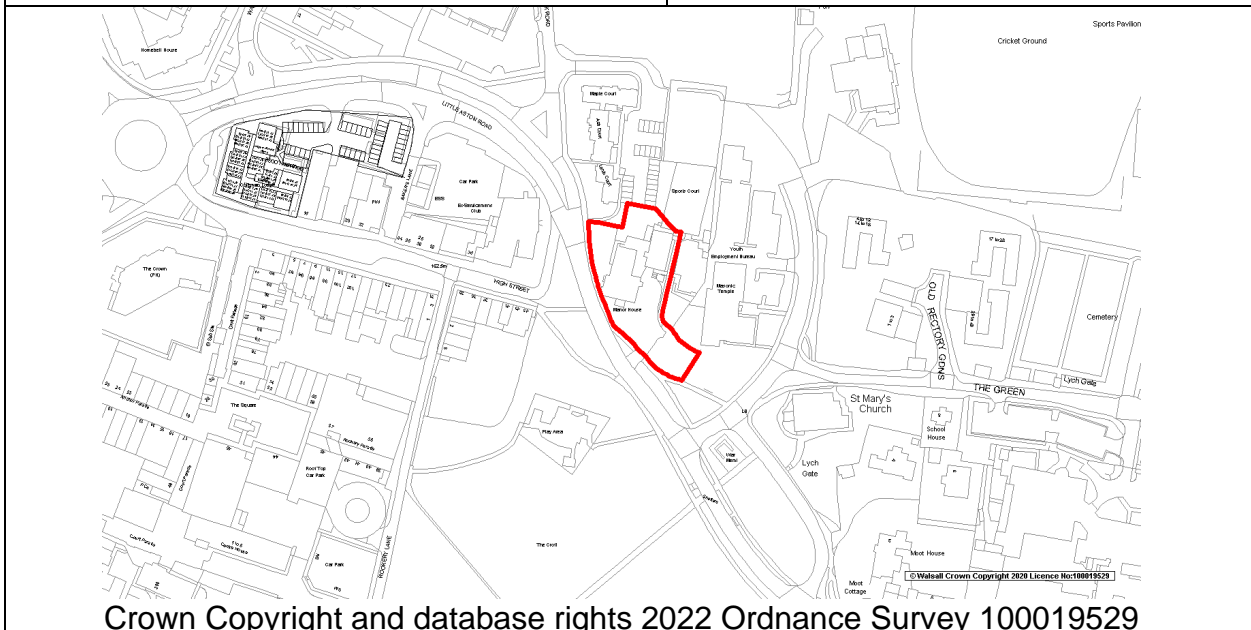
Ward: Aldridge Central And South

Agent: Mr Ed Griffin

Expired Date: 25-May-2022

Application Type: Listed Building Consent:
Alter / Extend

Time Extension Expiry:



Recommendation:

1. Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and subject to;
 - The amendment and finalising of conditions;
 - No further comments from a statutory consultee raising material planning considerations not previously addressed;
 - Securing amended floor plans and elevations illustrating the removal of bedroom 3 of flat 6, including the internal partitions and the new window;
 - Securing amended landscape proposals plan, showing semi mature hedge planting to screen the proposed boundary between Aldridge Manor and the Masonic Lodge and to the private garden fronting Little Aston Road.

Proposal

This application seeks Listed Building Consent for alterations to the Aldridge Manor House to allow for its conversion to 8 self-contained flats, demolition of the existing garage and activity hall, as well as associated car parking and hard/soft landscaping works.

The physical works to the Aldridge Manor House include blocking up existing openings, creation of new openings, enlargements to existing openings, removal/alteration of twentieth-century interventions and alterations to existing internal fabric. The proposed external alterations are set out as follows:

- **North Elevation** – Removal of external stairs, removal of existing lighting and signage, ground floor new window opening, new windows to the first and second floor right hand wing, new glazed roof to extension and new window in extension.
- **East Elevation** – Removal of lighting and signage, removal of multiple rainwater goods, removal of external stairs, ground floor replacement of door with window and infilling of door closest to portico, single storey extension enlargement of window, infilling of window, removal of 20th c window and replacement, new glazed door and new window, infilling of door and new glazed door.
- **South Elevation** – Removal of existing lighting and signage.
- **West Elevation** – Removal of signage and lighting, removal of aerial and some rainwater goods, ground floor - new door, new rail bar at first floor, reinstating new door and creation of larger opening to accommodate new doors, new window opening at second floor, reinstatement of windows at first and second floor, single storey existing window enlarged and new glazed roof.

The proposal includes the demolition of the existing activity room and garage which are detached from the main Manor House. These buildings will make way for a shared patio and shared amenity space.

The proposal will convert the building to 8 x self-contained flats, made up of 2 x one-bedroom flats, 5 x two-bedroom flats and 1 x three-bedroom flats. The internal layout of the proposed flats is set out as follows:

- **Flat 1** (2b4p) Ground Floor, Gross internal floor area of 74.1sqm, comprising bedroom 1 (19.1sqm), bedroom 2 (15sqm), kitchen/dining/living room (31.2sqm), utility room (2.1sqm) and bathroom (6.7sqm).
- **Flat 2** (2b4p) Ground Floor, Gross internal floor area of 97sqm, comprising bedroom 1 (13.4sqm), bedroom 2 (12.3sqm), living/dining/kitchen (38sqm), study (12.8sqm), entrance/utility room (12.7sqm) and bathroom (8sqm).
- **Flat 3** (1b2p) Ground Floor, Gross internal floor area of 60.3sqm, comprising a bedroom (23.6sqm), kitchen/dining room (8.4sqm), living room (14.2sqm), utility room (2.2sqm) and bathroom (5.3sqm).
- **Flat 4** (1b2p) First Floor, Gross internal floor area of 50sqm, comprising a bedroom (10.8sqm), dining/living room (29.5sqm) and bathroom (5.5sqm).
- **Flat 5** (2b3p) First Floor, Gross internal floor area of 58sqm, comprising bedroom 1 (13.2sqm), bedroom 2 (8.7sqm), kitchen/living room (23.9sqm), bathroom (4.9sqm) and WC (1.8sqm).
- **Flat 6** (3b4p) First/Second Floor, Gross internal floor area of 94.5sqm, living room (17.9sqm), kitchen (14sqm), WC (2.5sqm), bedroom 1 (13.8sqm), bedroom 2 (9sqm), bedroom 3 (7.8sqm), bathroom (3.8sqm) and WC (1sqm).
- **Flat 7** (1b2p) Second Floor, Gross internal floor area of 38.7sqm, bedroom 1 (13sqm), kitchen/living room (17.7sqm) and bathroom (5.2sqm).
- **Flat 8** (2b3p) Second Floor, Gross internal floor area of 55.8sqm, bedroom 1 (12.3sqm), bedroom 2 (8.2sqm) kitchen/living room (23.4sqm) and bathroom (5.1sqm).

Externally, a part shared/part private garden including a shared patio area will be provided, comprising a total area of approximately 875sqm.

15 car parking spaces (including 2 accessible parking spaces) and 11 cycle parking spaces are proposed.

Vehicular access to the site will be provided by the existing main access off Little Aston Road, the boundary wall adjacent to this access will be reduced in height to 0.6m. A new opening in the boundary wall will provide a pedestrian access off Little Aston Lane to the front of the building.

New boundary treatments in the form of hedges and fencing is proposed on the site's Western boundary to Little Aston Lane and the site's Eastern boundary to the car park of Mason Lodge site.

The application is submitted alongside an application for full planning permission for the proposal (See application reference number 22/0279).

Site and Surroundings

The application site comprises the Aldridge Manor House, which is a Grade II listed, three-storey detached building, designed with a hipped slate roof, five bays and a two storey rear wing. The site is located off Little Aston Road and is within the Aldridge Conservation Area and Aldridge District Centre. There is Green Belt land to the north and east of the site. The site is within 15km of the Cannock Chase Special Area of Conservation (SAC).

The Aldridge Manor House would have originally been a dwelling but has historically been in use as a library and more recently as a youth centre. The most recent use of the building was as a temporary bedsit/hostel type accommodation, comprising six one-bedroom bedsits/studios (Approximate floor area of 680sqm). The existing use also comprises 20sqm of Use Class B8 (Storage and Distribution) at the existing garage and 180sqm of former Use Class D2 (Assembly and Leisure) (Now Use Class F2b) at the existing activity hall.

The surrounding area comprises a mix of uses, including commercial uses, shops and restaurants on the opposite side of Little Aston Road to the West, a residential care home to the north and the Aldridge Compass Suite to the east.

Relevant Planning History

20/0103 - Redevelopment of land off Little Aston Road, Aldridge, comprising: demolition of ancillary buildings, erection of 48 Extra Care Retirement Apartments (Use Class C2), conversion of Aldridge Manor House to create 7 flats (Use Class C3), erection of 3 dwellings – Refused 10/02/2021.

20/0127 - Listed Building Consent to: Repairs, refurbishment and alterations to the Manor House, forming 7 residential flats including part demolition of existing listed building – Refused 10/02/2021.

15/1628 – Listed building consent for the installation of commemorative blue plaque – Grant listed building consent – 23/12/20015.

08/0495/LB – Listed building consent for the provision of disabled ramp from car park to sports hall and provision of disabled car park space - Grant Listed Building Consent 01/07/2008.

08/0483/FL - Provision of disabled ramp from car park to sports hall and provision of disabled car park space – Grant Permission Subject to Conditions 25/06/2008.

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 2 – Achieving sustainable development**
- **NPPF 4 – Decision Making**
- **NPPF 12 – Achieving well-designed places**
- **NPPF 16 – Conserving and enhancing the historic environment**

On **planning conditions** the NPPF (para 56) 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 in the process and can speed up decision making. 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. The **characteristics** that are protected by the Equality Act 2010 are:

- age
- disability
- gender reassignment
- marriage or civil partnership (in employment only)
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

Of these protected characteristics, disability and age are perhaps where planning and development have the most impact.

In addition, the 2010 Act imposes a Public Sector Equality Duty "PSED" on public bodies to have due regard to the need to eliminate discrimination, harassment and victimisation, to advance equality and to foster good relations. This includes removing or minimising disadvantages, taking steps to meet needs and encouraging participation in public life.

Section 149(6) of the 2010 Act confirms that compliance with the duties may involve treating some people more favourably than others. The word favourably does not mean 'preferentially'. For example, where a difference in ground levels exists, it may be perfectly sensible to install some steps. However, this would discriminate against those unable to climb steps due to a protected characteristic. We therefore look upon those with a disability more favourably, in that we take into account their circumstances more than those of a person without such a protected characteristic and we think about a ramp instead. They are not treated preferentially, because the ramp does not give them an advantage; it merely puts them on a level playing field with someone without the protected characteristic. As such the decision makers should consider the needs of those with protected characteristics in each circumstance in order to ensure they are not disadvantaged by a scheme or proposal.

Development Plan

www.go.walsall.gov.uk/planning_policy

Saved Policies of Walsall Unitary Development Plan

- 3.13 to 3.15 Building Conservation & Archaeology
- GP2: Environmental Protection
- ENV27: Buildings of Historic or Architectural Interest
- ENV28: The 'Local List' of Buildings of Historic or Architectural Interest
- ENV29: Conservation Areas
- ENV32: Design and Development Proposals

Black Country Core Strategy

- CSP4: Place Making
- ENV2: Historic Character and Local Distinctiveness
- ENV3: Design Quality

Supplementary Planning Documents:

Designing Walsall

- DW3 Character

Consultation Replies

Conservation Officer – No objections, subject to the following conditions (summary version, full conditions listed in the conditions section of the report):

- Submission of a full phasing plan for each phase of the proposed works.
- Submission of a full inventory of retention of significant internal and external features.
- Submission of a plan outlining the exact areas within the listed building, where modern plasterboard will to be removed to undertake explorative works to establish whether any original historic fabric remains.
- Submission of a building recording survey.
- Submission of timber and damp surveys.
- Submission of a full method statement.
- Submission of a full strategy for repair of the historic fabric of the listed building
- Submission of full architectural and specification details.
- Submission of a full strategy for internal and external works to the historic fabric of the listed building.
- Submission of an amended plan illustrating the removal of bedroom 3, the internal partitions and the new window in apartment six.
- Submission of a window schedule survey.
- Submission of full architectural and specification details.
- Submission of a door schedule survey.
- Submission of details of the exact location of kitchen and bathroom extraction vents and heating flues.
- Submission of a full mechanical and electrical systems strategy including existing and proposed route of electrical installations and location of existing and proposed plug sockets, light switches and light fittings, water utilities strategy and heating strategy.
- Submission of details of the new soil and ventilation pipes.
- Submission of details of how fire, sound and noise insulation will be installed within the listed building.
- Submission of a full suite of materials for the exterior including details of colour finishes and manufacturers details, as listed below shall be submitted to and approved in writing by the local planning authority.

- Submission of details of all boundary treatments adjacent the Masonic Lodge and land to the north, including details of the height, materials and external finishes of all boundary treatments.
- Submission of a mortar mix for external masonry work and repointing work shall be submitted to and approved in writing by the local planning authority. All works affecting historic fabric shall use Naturally Hydraulic Lime (NHL) to a specified ratio with sand in accordance with its use and location.
- Submission of details of all external lighting.
- Submission of a revised landscape plan showing semi mature hedge planting to screen the proposed boundary between Aldridge Manor and the Masonic Lodge and to the private garden fronting Little Aston Road.
- For all historic features within the listed building known as Aldridge Manor House and as set out in the Conditions Report submitted on 22 February 2022 shall be retained within the listed building. Any historic features identified in any subsequent conditions survey shall be retained within the listed building.

Historic England – No objections.

Representations

None received.

Determining Issues

- Impact on the Listed Building and its Setting:
- Impact on the Conservation Area.

Assessment of the Proposal

This application seeks Listed Building Consent for alterations to Aldridge Manor House to allow for its conversion to 8 self-contained flats, demolition of the existing garage and activity hall, as well as associated car parking and hard/soft landscaping works. The application has been submitted alongside the application for full planning permission for the same development at the site (See application reference number 22/0279).

Members of the Planning Committee will note that the planning authority recommend that the full planning application at the site (22/0279) should be refused, due to the site's location with 15km of the Cannock Chase Special Area of Conservation (SAC) and the absence of any information regarding the impact on the SAC and mitigation measures. However, whilst the Listed Building Consent application relates to the same development, this application relates solely to the conservation of the listed building and historic environment and other planning considerations (such as the impact on the Cannock Chase Special Area of Conservation) are not relevant to this application.

Impact on the Listed Building and its Setting:

The Aldridge Manor House is a Grade II listed building located off Little Aston Lane, within the Aldridge Conservation Area. The building is detached, three-storey and designed with a hipped slate roof, five bays and a two storey rear wing. The building has a slightly neglected appearance featuring some modern additions and outbuildings which have resulted in a negative impact on the significance of the building. The setting of the listed building has also been harmed by the construction of Little Aston Lane, meaning that the original front and side gardens and driveway of the building have been lost. The outbuildings within the curtilage of the listed building are of little architectural merit and historical significance and the site also lacks the greenery and planting found elsewhere in the conservation area.

Considering the impact of the proposal on the significance of the listed building and its setting, the proposed external alterations include the removal of the unsympathetic twentieth-century alterations, including the external stairs, lighting, signage, aerial and rainwater goods. The removal of these features is therefore acceptable as they currently detract from the appearance and significance of the building. The additional external alterations to the listed building include alterations and enlargements to some of the existing window/door openings on the North, East and West elevations. These alterations are not likely to result in harm to the significance of the listed building as they relate to existing openings, subject to the submission of further details secured by planning conditions.

The proposed works to the listed building also include the insertion of a new window at the second floor on the West elevation, facing Little Aston Road. This new window will serve bedroom 3 of flat 6 at the second floor. The insertion of the new window of different proportions to existing windows and breaking with the established hierarchy of windows at this highly visible elevation will result in some harm to the significance of the listed building, with the level of harm being considered to be low to medium.

The new window will serve bedroom 3 at flat 6, however, this bedroom is only 2m in width, therefore falling short of the minimum requirement of 2.15m width for single bedrooms, as stated within the Technical Housing Standards – Nationally Described Space Standards. Given that this bedroom falls short of the space standards for minimum bedroom widths, the harm to the significance of listed building as a result of the insertion of a new window, and that the flat already has two other bedrooms, a condition of this approval would require amended plans, removal this window and merging bedrooms 2 and 3 for this flat, in order to reduce the level of harm the proposal will have on the significance of the listed building.

The only alterations to the South elevation, which is the main elevation and front of the building are the removal of signage and lighting and these changes will enhance the appearance of this elevation and are acceptable.

Externally, the removal of the modern outbuildings are acceptable given that they are of little architectural merit or historical significance. These alterations will also allow for the creation of a rear landscaped amenity space and landscaped frontage which will go some way to enhancing the setting of the listed building.

In summary, by virtue of the proposed installation of a new window on the second floor West elevation, the proposal is considered to result in 'less than substantial harm' to the significance of the listed building. In accordance with Paragraph 202 of the NPPF, this harm needs to be considered against the public benefits of the proposal, including, where appropriate, securing its optimum viable use. Whilst the proposal would contribute to the building's retention within a positive use and would contribute to its conservation and viability, the planning authority recommend that this is subject to the removal of the new window at the second floor west elevation. On this basis, the proposal would both have public benefits and would enhance the significance of the listed building and would therefore be acceptable, subject to the conditions listed below.

Impact on the Conservation Area:

The proposal to demolish the outbuildings and establishment of a rear landscaped amenity area together with a landscaped frontage will enhance the character and appearance of the Aldridge Conservation Area.

Conclusions and Reasons for Decision

The applicant has been appealed to the Planning Inspectorate against non-determination of the Listed Building Consent application. The planning authority are seeking a resolution from Members of the Planning Committee on how they would have otherwise determined the application. The resolution will be forwarded to the Planning Inspectorate and will form part of the Council's appeal documents.

Notwithstanding the planning authority's recommendation to refuse the main planning application at the site, as this application relates solely to Listed Building Consent, the proposal is considered to be acceptable subject to the recommended conditions. The proposal would result in less than substantial harm to the significance of the listed building. However, subject to the conditions listed below, this harm would be outweighed by the public benefits of the proposal in allowing for the provision of housing at the site, as well as securing the continued use of the listed building which will support its long term conservation and optimum viable use. Taking into account the above factors it is therefore considered that the application should be recommended for approval, subject to conditions.

Positive and Proactive Working with the Applicant

Approve

Officers have spoken with the applicant's agent and in response to concerns raised regarding the impact of the proposal on the significance of the listed building, amended plans have been submitted which enable full support to be given to the scheme, subject to the conditions attached to the approval.

Recommendation

1. Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and subject to;

- The amendment and finalising of conditions;
- No further comments from a statutory consultee raising material planning considerations not previously addressed;
- Securing amended floor plans and elevations illustrating the removal of bedroom 3 of flat 6, including the internal partitions and the new window;
- Securing amended landscape proposals plan, showing semi mature hedge planting to screen the proposed boundary between Aldridge Manor and the Masonic Lodge and to the private garden fronting Little Aston Road.

Conditions and Reasons

1. The development hereby permitted shall be begun not later than the expiration of 3 years from the date of this permission.

Reason: Pursuant to the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

- 113424-0700 Rev 04 (Location and Block Plan).
- 113424-0705 Rev 05 (Site Plan – Alterations and Demolitions).
- 113424-0707 Rev 17 (Proposed Site Plan).
- 113424-0721 Rev 07 (Alterations Ground Floor Plan).
- 113424-0722 Rev 07 (Alterations First Floor Plan).
- 113424-0728 Rev 07 (Alterations East Elevation).
- 113424-0730 Rev 03 (Proposed Basement Plan).
- 113424-0731 Rev 10 (Proposed Ground Floor Plan).
- 113424-0732 Rev 11 (Proposed First Floor Plan).
- 113424-0734 Rev 02 (Proposed Roof Plan).
- 113424-0735 Rev 03 (Proposed South Elevation).
- 113424-0737 Rev 05 (Proposed North Elevation).

- 113424-0738 Rev 06 (Proposed East Elevation).
- 113424-0745 Rev 05 (Site Sections).
- 113424-0764 Rev 02 (Internal Doors Existing Upgrading and Typical New).
- 113424-0766 Rev 03 (Typical Floor and Ceiling Fire and Acoustic Upgrading).
- 113424-0785 Rev 02 (Proposed Site Plan – Existing Main FW Drainage Connections).
- 113424-0791 Rev 05 (Cycle Shelter).
- 113424-0792 Rev 05 (Proposed Recycling and Waste Storage Shelters).
- 113424-0793 Rev 04 (Proposed Alterations to Walls Ref 1 and 2).
- 113424-0794 Rev 03 (Proposed New Boundary Fences).

Reason: To ensure that the development undertaken under this permission shall not be otherwise than in accordance with the terms of the application on the basis of which planning permission is granted, (except in so far as other conditions may so require).

3a. Prior to the commencement of development hereby permitted, a full phasing plan for each phase of the proposed works shall be submitted to and approved in writing by the local planning authority.

3b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved phasing plan.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

4a. Prior to the commencement of development, a full inventory of retention of significant internal and external features, shall be submitted to and approved in writing by the local planning authority.

4b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved inventory.

Reason: To safeguard the significance and character of this Grade II listed building and in accordance with Section 16 of the Town and Country (Listed Building and Conservation Areas) Act 1990, and Policy ENV27 of the UDP.

5a. Prior to the commencement of development hereby permitted, a plan outlining the exact areas within the listed building, where modern plasterboard will to be removed to undertake explorative works to establish whether any original historic fabric remains shall be submitted to and approved in writing by the local planning authority. Details shall also include the method of removal of the plasterboard.

5b. Explorative works shall only be undertaken in the areas agreed on the plan approved under condition a.

5c. Once modern plasterboard has been removed and should any original historic fabric/ features remain, a new conditions survey shall be undertaken, which shall be submitted to and approved in writing by the local planning authority.

5d. Any original historic fabric / features discovered under part C of this condition shall be retained in the listed building.

Reason: To safeguard the significance and character of this Grade II listed building and in accordance with Section 16 of the Town and Country (Listed Building and Conservation Areas) Act 1990, and Policy ENV27 of the UDP.

6a. Prior to the commencement of development hereby permitted, and after the explorative works have been undertaken under condition 5a, a 'building recording survey' in accordance with Historic England's Understanding Historic Buildings: A guide to good recording practice (2006) to Level 3 shall be commissioned by an accredited archaeologist and shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

7a. Prior to the commencement of development hereby permitted, and after the explorative works have been undertaken under condition 5a, timber and damp surveys shall be submitted to and approved in writing by the local planning authority. The surveys shall also include any remedial measures, the methodology of works including materials and tools that will be used to undertake remedial works.

7b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved timber and damp surveys.

Reason: To safeguard the significance and character of this Grade II listed building and in accordance with Section 16 of the Town and Country (Listed Building and Conservation Areas) Act 1990, and Policy ENV27 of the UDP.

8a. Prior to the commencement of development hereby permitted, a full method statement outlining:

- i. The method to rake out any old mortar including tools to be used;
- ii. The method of repointing including the mortar mix and the method and tools to undertake repointing;
- iii. The method to remove graffiti and staining, including details of dwell times;
- iv. Tools and equipment to be used and how they will be used;
- v. Method of any demolition and dismantling to be undertaken;
- vi. Strategy, extent, form and fixing of scaffolding;
- vii. All temporary works;
- viii. Location and form of temporary storage of historic materials removed and to be reinstated; Including roofing materials
- ix. Type and fixing of safeguarding measures to historic fabric during implementation of works including shoring, protective packing and screening; and

- x. Protective measures to be put in place to preserve features to be retained;
 - xi. Type and fixing of safeguarding measures to historic fabric during implementation of works including shoring, protective packing and screening; and
 - xii. Measures for repair and remediation;
 - xiii. The lowering of the wall within the private garden, as shown on drawing 0707/17: Including existing and proposed heights and coping materials.
- shall be submitted to and approved in writing by the local planning authority. The method statement shall be structured to reflect the works of the various trades that will be instructed during the implementation of the scheme.

8b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved method statement.

8c. The method statement approved shall be shared with and made available to all contractors instructed during implementation of works and its agreed strategies adhered to throughout the implementation.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

9a. Prior to the commencement of development hereby permitted, a full strategy for repair of the historic fabric of the listed building shall be submitted to and approved in writing by the local planning authority. This strategy shall include the following:

- i. The method of repair to original internal historic fabric, including ceiling cornices, dado rails, dado panels, picture rails, skirting boards, timber panelling around and under windows in rooms G1 and G3; including details of the method to remove any existing finishes and details of new finishes, including materials, tools, colour, finishes and manufacturers details;
- ii. Repairs to the original staircase in the listed building: The method to remove any paint from the original staircase, details of the repair works, details of any new paintwork including type of paint and manufactures details;
- iii. The method of repair to the portico, including materials and tools to be used;
- iv. Repair to all timber: Including the type and density, joints of joinery/carpentry, fixing (nails, pegs and/or putty / adhesives) and finish;
- v. Repair and replacement glass to be single pane: Including the type, fixture and finish;
- vi. Repair to ironmongery and metal: Including the type of metal, form, structural integrity, composition, fixing, joints and finish.
- vii. Repair to brickwork: Including the type and density, bonding and fixing, stitching together and or surface finishing, facing materials;
- viii. Repair of stucco: Including areas where stucco repair to be undertaken, the method of repair, stucco mix, the method of applying the stucco;
- ix. Repair to stone: Including the type and density, bedding, fixing, surface finishing and arrangement.
- x. Repair to all Cills: Including type and density, bedding, fixing, surface finishing and arrangement;
- xi. Repair to plasterwork: Including the plaster mix, application (coats), substructure, decoration and finish;

- xii. Repair to the roof: Including slates details including the removal and replacement of slates, fixing, bedding, fire protection measures, roof insulation, type of breathable roof insulation, repair works, details of flashing and the type of flashing and the method of jointing into the brickwork, tools and machinery to be used;
 - xiii. The method of repair to rainwater goods, including the reinstatement of cast iron rainwater goods and hoppers and the method of fixing to the exterior fabric of the listed building and the tools to be used;
 - xiv. Repairs to Chimneystacks and parapets, including the method of repair and the type and density, bonding and fixing, stitching together and or surface finishing.
- 9b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved strategy for repair.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

10a. Prior to the commencement of development hereby permitted, full architectural and specification details (at a scale of 1:10) shall be submitted to and approved in writing by the local planning authority. The details shall be referenced in accordance with the phasing plan and the architectural and specification details shall include the following:

- i. Rainwater goods: Design, location, materials, finish and fixing;
- ii. New masonry: The position, form and bonding;
- iii. New internal joiners (skirting, ducting, and architraves): Design, materials, position, fixing and colour finish;
- iv. New plasterwork (ceilings, walling and decoration): Form, composition and application, plaster mix, location of application, number and type of coats and decorative use;

10b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved strategy for repair.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

11a. Prior to the commencement of development hereby permitted, a full strategy for internal and external works to the historic fabric of the listed building shall be submitted to and approved in writing by the local planning authority. This strategy shall include the following:

- i. Partitions: Including 1:20 plan showing exact position and relationship to adjacent and affected historic fabric, scribing round historic joinery, plasterwork architectural details including ceiling cornices, skirting boards, dado rails and panels, timber panelling, fixing and attaching, type, material, installation method, type of tools;

- ii. Internal openings to be infilled in: Including type of facing materials to be used to infill the opening and the type of lime plaster to be used, including the plaster mix details to finish the wall to a smooth level finish;
- iii. New internal openings: Including method; whether the openings are floor to ceiling or half openings formed to head height in G1, G7 and G7 as referenced in the conditions survey and apartments 4, 8 and 7 on the submitted plans, the method to create these openings, the tools to be used to create these openings;
- iv. Restoration works to the exterior of the listed building: Including exact details of the level of restoration, the method of restoration, the materials and tools to be used to restore the exterior;
- v. External works to the exterior of the listed building: Including specification of the external works, the method;
- vi. Stucco: Including the type of stucco, the mix of the stucco, the method of applying the stucco;
- vii. Infilling works to create smaller window openings: including facing brick type, mortar mix;
- viii. Glazed roof details to the single storey rear element: Including type of glass, method of fixing.

11b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved works.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

12a. Prior to the commencement of development hereby permitted, a window schedule survey shall be submitted to and approved in writing by the local planning authority. The window schedule shall include:

- i. Specification of the condition of each window; including any handles, locks, mechanisms;
- ii. Repairs to the existing timber sash windows and bay windows: Including repairs to the glazing bars and frame, reveals, opening mechanisms, handles, latches and locks and material to be used to undertake repairs.

12b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved window condition survey.

Reason: To safeguard the significance and character of this Grade II listed building and in accordance with Section 16 of the Town and Country (Listed Building and Conservation Areas) Act 1990, and Policy ENV27 of the UDP.

13a. Prior to the commencement of development hereby permitted, full architectural and specification details (at a scale of 1:10) shall be submitted to and approved in writing by the local planning authority. The details shall be referenced in accordance with the phasing plan and the architectural and specification details shall include the following:

- i. Windows: including reinstatement and new timber sash windows: Including overall design and including tripartite designed timber sash windows on the northern elevation at first and ground floor (nearest to Little Aston Road), glazing bar and frame dimensions and arrangement, materials, reveal, opening mechanism, handles, latches and locks, type of wood the windows are to be constructed from, external finishes including colour and manufacturers details;
- ii. Secondary glazing: Overall design and how it relates to the principal window, glazing bar and frame dimensions and arrangement, materials, reveal, opening mechanism, handles, latches and locks and how it will be fixed to the window frame and method of fixing;
- iii. The bespoke design of the replacement timber doors: Including type of wood; the method of fixing including tools to be used; frames / architraves, arrangement of materials and individual components and members, materials, reveal, hinges, locks, latches, handles, opening mechanism, and self closing units to be fixed to doors and the method of fixing; type of fire and smoke seals to be fixed around the doors; details of the finish, colour and manufacturers details.
- iv. Redesign of the ground floor doors on the western elevation drawing number 0736/05: Including type of wood; the method of fixing including tools to be used; frames / architraves, arrangement of materials and individual components and members, materials, reveal, hinges, locks, latches, handles, opening mechanism, and self closing units to be fixed to doors and the method of fixing; type of fire and smoke seals to be fixed around the doors; details of the finish, colour and manufacturers details.

13b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved window condition survey.

Reason: To safeguard the significance and character of this Grade II listed building and in accordance with Section 16 of the Town and Country (Listed Building and Conservation Areas) Act 1990, and Policy ENV27 of the UDP.

14a. Prior to the commencement of development hereby permitted, a door schedule survey shall be submitted to and approved in writing by the local planning authority. The window schedule shall include:

- i. The type of doors within the listed building;
- ii. Details of which doors are to remain and which are to be replaced;
- iii. Doorways and architraves to be retained; including details of the type of fire boarding and method of fixing;
- iv. Repair to existing internal and external original timber door/s: including the method of repair, replacement timber, method of paint removal, details of any new paintwork including type of paint and manufactures details;

14b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved door schedule survey.

Reason: To safeguard the significance and character of this Grade II listed building and in accordance with Section 16 of the Town and Country (Listed Building and Conservation Areas) Act 1990, and Policy ENV27 of the UDP.

15a. Prior to the commencement of development hereby permitted, details of the exact location of kitchen and bathroom extraction vents and heating flues shall be submitted to and approved in writing by the local planning authority. The details shall include:

- i. The internal location of the kitchen and bathroom vents, the type of vents to be installed, the method of fixing the vents to the internal historic fabric and the type of tools to be used to fix the vents onto the internal historic fabric.
- ii. The external location of the kitchen and bathroom vents, the type of vents to be installed, the method of fixing to the external historic fabric and the type of tools to be used to fix the vents onto the external historic fabric.
- iii. The location of the heating flues, the material of the proposed heating flues, the method of fixing the heating flues to the historic fabric and the type of tools to be used to fix the heating flues to the historic fabric.

15b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved kitchen and bathroom vents.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

16a. Prior to the commencement of development hereby permitted, a full mechanical and electrical systems strategy including existing and proposed route of electrical installations and location of existing and proposed plug sockets, light switches and light fittings, water utilities strategy and heating strategy shall be submitted to and approved in writing by the local planning authority.

16b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved mechanical and electrical systems, heating and water utilities strategies and implemented in accordance with the phasing plan.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

17a. Prior to the commencement of development hereby permitted, details of the new soil and ventilation pipes shall be submitted to and approved in writing by the local planning authority. The details shall include:

- i. Type, material, method of fixing, tools to fix the soil and ventilation pipes
- ii. A plan showing the proposed route of the proposed soil and ventilation pipes within the building.

17b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved foul water pipes.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

18a. Prior to the commencement of development hereby permitted, details of how fire, sound and noise insulation will be installed within the listed building shall be submitted to and approved in writing by the local planning authority. The details shall include:

- i. The type of breathable insulation to be installed, where the insulation will be installed and the method of insulation.
- ii. Where noise, fire and sound insulation will be installed between flats and the implications this would have on the existing door levels, decorative features, existing flooring. How original features will be retained and restored once the insulation has been fitted.
- iii. How fire insulation will be fitted whilst retaining historic ceiling plasterwork, including the method of insulation, what original features will need to be removed, where these will be installed whilst fire insulation is fitted, how the original materials will be attached back to the listed building.

18b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved noise, fire and sound insulation measures.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

19a. Prior to the commencement of development hereby permitted, a full suite of materials for the exterior including details of colour finishes and manufacturers details, as listed below shall be submitted to and approved in writing by the local planning authority.

- i. Masonry: including details of the stucco and external colour finish of the stucco
- ii. Windows;
- iii. Joinery (soffits, eaves, bargeboards, canopies);
- iv. Rainwater goods;
- v. Roofing;
- vi. Flashing;
- vii. Hard surface areas: Including materials, demarcation between the driveway / parking areas and planted areas and pedestrian pathways;
- viii. Paintwork to windows and doors, including finish and manufacturers details and type of paint;
- ix. External finish of the bin store and cycle shelter.

19b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved materials.

Reason: To ensure the proposed works are sympathetic to the conservation of historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

20a. Prior to the commencement of development hereby permitted, details of all boundary treatments adjacent the Masonic Lodge and land to the north, including details of the height, materials and external finishes of all boundary treatments shall be submitted to and approved in writing by the local planning authority.

20b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved boundary treatments.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

21a. Prior to the commencement of development hereby permitted, a mortar mix for external masonry work and repointing work shall be submitted to and approved in writing by the local planning authority. All works affecting historic fabric shall use Naturally Hydraulic Lime (NHL) to a specified ratio with sand in accordance with its use and location.

21b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved mortar mix.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

22a. Prior to the commencement of development hereby permitted, details of the wireless fire detection system shall be submitted to and approved in writing by the local planning authority.

22b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved wireless fire detection system.

Reason: To safeguard the significance of the historic fabric and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

23a. Prior to the commencement of development hereby permitted, details of all external lighting shall be submitted to and approved in writing by the local planning authority. The details shall include:

- i. the exact details of the PIR sensor light and fixings,
- ii. the type of lighting to be installed, the exact position where the lighting will be erected / fixed / attached, the type of lamp, type of column, type of fixture, the method of installation and the level of illumination and the tools to be used to attach or fixed any internal and external lighting.

23b. The development hereby permitted shall not be carried out otherwise than in accordance with the approved lighting scheme.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

24. The development shall only be carried out in accordance with the cycle details as shown on drawing number 0791/05 submitted on 20th July 2022, the proposed recycling and waste storage shelters as shown on drawing number 0792/05 and the proposed new boundary fence as shown on drawing number 0794/03.

Reason: To safeguard the significance, setting and character of this Grade II listed building and in accordance with Section 16, 66 and 72 of the Town and Country (Listed Building and Conservation Areas) Act 1990, Policy ENV27 of the UDP, Policy EN5 of the SAD and Policy ENV2 of the BCCS.

25. All historic features within the listed building known as Aldridge Manor House and as set out in the Conditions Report submitted on 22 February 2022 shall be retained within the listed building. Any historic features identified in any subsequent conditions survey shall be retained within the listed building.

Reason: To safeguard the significance and character of this Grade II listed building and in accordance with Section 16 of the Town and Country (Listed Building and Conservation Areas) Act 1990, and Policy ENV27 of the UDP.

Notes for Applicant

None

END OF OFFICERS REPORT