

## Officers Report

### Planning Application No: 145640

**PROPOSAL:** Planning application to rebuild section of boundary wall.

### Listed Building Consent No: 145568

**PROPOSAL:** Listed Building Consent to rebuild section of boundary wall.

**LOCATION:** Trinity Arts Centre Trinity Street Gainsborough Lincolnshire DN21 2AL

**WARD:** Gainsborough South West

**WARD MEMBER(S):** Cllr Mrs J A Rainsforth and Cllr T V Young

**APPLICANT NAME:** Mr Luke Matthews on behalf of West Lindsey District Council

**TARGET DECISION DATE:** 29/11/2022 (Extension to 2<sup>nd</sup> December 2022)

**DEVELOPMENT TYPE:** Minor - all others

**CASE OFFICER:** Holly Horton

**RECOMMENDED DECISION:** Grant planning permission and listed building consent subject to conditions.

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#### **Description:**

This application has been referred to the planning committee as the applicant is an employee of West Lindsey District Council and is applying on behalf of West Lindsey District Council.

The application site is located in the town of Gainsborough, on the eastern side of Trinity Street and the western side of Sandsfield Lane. The boundary wall is curtilage listed in association with the listed Trinity Arts Centre. The site is bounded to the north by residential properties and their garden areas as well as a 'Kwik-Fit' garage and associated parking.

The Historic England record describes the site as follows: *'The (former) church of Holy Trinity, Gainsborough is designated at Grade II for the following principal reasons: \* Redundant church of 1841-3 by T Johnson of Lichfield, ashlar faced in a plain, pre-archaeological Gothic style. \* Chancel enlarged in 1871, with further work in 1911 and in 1982-4 following conversion to an arts centre. \* Tall W tower and spire form an important landmark.'*

The application seeks both planning permission, and listed building consent, to dismantle the unsafe section of walling, construct new foundations for the section, and rebuild the section of walling.

**Relevant history:**

**143385/143386** – Planning application and Listed Building Consent to rebuild section of boundary wall – Withdrawn by applicant – 23/09/2021  
*Reason for withdrawal – Insufficient information.*

**Representations:**

Chairman/Ward member(s): No representations received to date.

Parish/Town Council/Meeting: No representations received to date.

Local residents: 81 Sandsfield Lane, Gainsborough – Object to the proposal as below:

- Absolutely shocking more of our money being spent on this building even though streets surrounding it are in a shocking state.

LCC Highways: LCC Highways does not wish to restrict the grant of permission. The proposal is for the rebuild of a boundary wall that does not front the highway and it does not have an impact on the Public Highway or Surface Water Flood Risk.

Conservation Officer: The boundary wall is curtilage listed in association with the listed Trinity Arts Centre. The wall is lined with grave stones that were moved there at or shortly after the de-consecration of the church yard.

Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The original build, design and materials of the boundary wall and the grave stones lining the wall are the significant features linking the wall with the listed building. The wall offers architectural and artistic interest and the grave stones offer historic interest reflecting upon the history of the former church and church yard (Historic England, *Statements of Heritage Significance, Advice Note 12*, 2019).

Having viewed the documents and seen the wall in person, it is clear that the wall requires intervention in the near future before it collapses and causes harm to the fabric and the gravestones.

I support the proposal for option 1 (subject to conditions) to carefully remove the wall, allow for foundations, and under pin the retained wall. This would retain the historic character of the boundary, preserve the setting of the listed building and offer the opportunity to enhance the inappropriate modern interventions.

Please see the following conditions:

- 1) The works shall follow the “Preparation”, “Investigation”, “Stabilisation Works”, and “Repair Works” as noted in the plans 7536–LAT–0001 unless otherwise approved in writing by the Local Planning Authority.

*Reason:* To ensure that premature demolition does not take place and that an unsightly gap does not detract from the character and appearance of the area.

- 2) The photographic record of the gravestones and their locations shall be approved by the Local Planning Authority prior to the removal of the gravestones.

*Reason:* To ensure that special regard is paid to the features relating to the special architectural interest and character so that these are reincorporated into the boundary.

- 3) The location for the safe storage of the gravestones will be approved by the Local Planning Authority prior to removal of the gravestones.

*Reason:* To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

- 4) The methodology of the exploratory intrusive survey (including propping options) shall be approved by the Local Planning Authority prior to the work.

*Reason:* In the interests of ensuring that no damage is caused to the part of the building which is to be retained.

- 5) The detailed survey of defective material for the bricks, copings, and mortar shall be approved by the Local Planning Authority prior to dismantling of the wall or any repair work.

*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.

- 6) The mortar sample analysis and proposed mortar for the work shall be approved by the Local Planning Authority prior to the dismantling of the wall or any repair work.

*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.

- 7) The detailed photographic survey of the wall to be taken down will be approved by the Local Planning Authority prior to the dismantling of the wall

*Reason:* To ensure that special regard is paid to the features relating to the special architectural interest and character so that these are reincorporated into the building.

- 8) The rebuilt brickwork shall match the existing brickwork noted through the detailed photographic survey within the “Stabilisation Works” in respect of dimensions, colour, texture, face bond, and pointing unless otherwise approved in writing by the Local Planning Authority.

*Reason:* To ensure that special regard is paid to the features relating to the special architectural interest and character so that these are reincorporated into the building.

- 9) The following sound materials/features/fixtures forming part of the boundary shall be carefully taken down, protected and securely stored for later re-erection/ re-use or disposal.

- Bricks
- Coping stones
- Pier cappings
- Gravestones

Where damage has occurred (for example, from unauthorised works, vandalism or fire), it is important to ensure that any loose historic items are identified and retained on site in a secure place pending their reinstatement.

*Reason:* In order that such materials may be reused at a later date.

- 10) Demolition work shall be carried out by hand or by tools held in the hand other than power-driven tools.

*Reason:* In order that such materials may be reused at a later date.

- 11) 1m<sup>2</sup> of the rebuilt brickwork, as a sample, must be approved by the Local Planning Authority prior to the full rebuild of the wall. This must show:

- The wall bond
- pointing mortar mix
- joint thickness
- finish profile

*Reason:* To ensure that special regard is paid to the features relating to the special architectural interest and character so that these are reincorporated into the building.

- 12) Any new materials to be used for repairs, replacements or as part of the rebuild must be submitted and approved by the Local Planning Authority.

*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.

- 13) No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised by this consent without the prior approval of the Local Planning Authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. At the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position and the method recorded to the approval of the Local Planning Authority.

*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.

Archaeology: The proposed development involves the dismantling and reconstruction of a Listed historic boundary wall associated with the nineteenth century former Holy Trinity Church (now Arts Centre).

The information, photographs, and drawings provided in the developer's Heritage Statement will provide an adequate record of the wall and the 19th century gravestones which have been placed against it following clearance of the churchyard. These monuments are also proposed to be removed and reinstated following the work, so we would not recommend any further recording of these or the wall be required.

The proposed excavation and underpinning works has the potential to disturb human remains within the churchyard. However, as this cemetery was laid out relatively recently in the 19th century it would usually be anticipated that graves would be carefully arranged in rows within the cemetery in only one phase, so there is less chance of earlier disturbed remains within the graveyard soil or of graves that might extend up to, beneath or beyond the boundary wall as can occur on older medieval church sites. The church was also constructed in an area that was not previously within the settlement of Gainsborough and where earlier pre-Victorian remains are not anticipated.

Therefore we would not recommend that it was necessary for these works to be continuously monitored by an archaeologist. If, however, during the course of the works human remains are revealed all work should halt as under the Burial Act 1853 it is an offence to disturb a burial without a license from the Ministry of Justice.

It is also recommended that the applicant has ensured that a Faculty from the Diocese of Lincoln is not required for this work. Although the church is closed and the building is no longer subject to the requirement for a Faculty, the burial ground is usually still covered by the requirements for a Faculty in order to protect burials in consecrated ground from disturbance. This will be set out in the legal notices relating to the church's closure. The Lincoln Diocesan Registry may be able to clarify the position if there is any uncertainty.

Idox: Checked on 11<sup>th</sup> November 2022

## **Relevant Planning Policies:**

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2017), the Gainsborough Neighbourhood Plan (adopted June 2021), and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

### Development Plan

- ***Central Lincolnshire Local Plan 2012-2036 (CLLP)***

Relevant policies of the CLLP include:

LP1: A Presumption in Favour of Sustainable Development

LP13: Accessibility and Transport

LP14: Managing Water Resources and Flood Risk

LP17: Landscape, Townscape and Views

LP25: The Historic Environment

LP26: Design and Amenity

- ***Gainsborough Neighbourhood Plan (2020-2036)***

The following policies are considered relevant in the determination of this application:

NPP 1 Sustainable Development

NPP 6 Ensuring High Quality Design

NPP 18 Protecting and Enhancing Heritage Assets

### Gainsborough Heritage and Character Assessment:

TCA 06 Gainsborough Town Centre

- ***Lincolnshire Minerals and Waste Local Plan (LMWLP)***

The site is not within a Minerals Safeguarding Area, Minerals or Waste site / area.

### National policy & guidance (Material Consideration)

- ***National Planning Policy Framework (NPPF)***

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in July 2021. Paragraph 219 states:

*"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication*

*of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."*

- **National Planning Practice Guidance**
- **National Design Guide (2019)**
- **National Model Design Code (2021)**

#### Other Guidance:

Section 16 of the Planning (Listed Building & Conservation Areas) act 1990.  
Section 66 of the Planning (Listed Building & Conservation Areas) act 1990.

#### Draft Local Plan / Neighbourhood Plan (Material Consideration)

In line with paragraph 48 of the NPPF, weight may now be given to any relevant policies in the emerging plan according to the criteria set out below:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."

Review of the Central Lincolnshire Local Plan commenced in 2019. The 1st Consultation Draft ("Reg 18") of the Local Plan was published in June 2021, and was subject to public consultation. Following a review of the public response, the Proposed Submission Draft ("Reg 19") of the Local Plan was published in March 2022, and was subject to a further round of consultation. On 8th July 2022, the Local Plan Review was submitted to the Planning Inspectorate in order for it to commence its examination. Examination commences on 15<sup>th</sup> November 2022 and is programmed to run until January 2023.

The Draft Plan may be a material consideration, where its policies are relevant. Applying paragraph 48 of the NPPF, the decision maker may give some weight to relevant policies within the submitted "Reg 19" Plan, with the weight to be given subject to the extent to which there may still be unresolved objections to those policies (the less significant the unresolved objections, the greater the weight that may be given).

Consultation responses can be found in document STA022 Reg 19 Consultation Responses by policy / STA023 Reg 19 Consultation Responses by respondent.

#### **Main issues**

- Design and Heritage Impact
- Other Matters
  - Archaeology

## **Assessment:**

### **Design and Heritage Impact**

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990 places a legislative requirement that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Setting is more than views, it is how the building is experienced.

Section 16 of the NPPF states that when considering the impact of a proposed development in the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of Grade II Listed Buildings, should be exceptional.

With regard to Listed Buildings, Policy LP25 of the CLLP states that *'Permission to change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.'*

In relation to design and visual impact, the NPPF makes clear that the creation of high quality places is fundamental to what the planning and development process should achieve. Policies LP17 and LP26 seek to ensure development respects the landscape character and identity, and relates well to the site and surroundings and achieve high quality design.

Policy NPP 18 of the Gainsborough Neighbourhood Plan states that restoration projects will be supported where the proposal better reveals the significance of heritage assets including their settings.

The proposal seeks permission for the partial dismantling and rebuilding of the northern boundary wall to the Trinity Arts Centre. The rebuilt wall would



use retained bricks using the bonder patten, pointing and mortar to match the existing. Underpinning would also be required to both ends of the original wall either side of the opening created by the removal of the failing section of brickwork.

The accompanying documents explain that the wall has been subject to a structural survey. It concludes that *“The wall is inherently unstable, the lean of 100mm (2 degrees) is beyond that which is considered acceptable for a wall of this width and height.”*

The Conservation Officer has been consulted and has commented as follows:

*‘Having viewed the documents and seen the wall in person, it is clear that the wall requires intervention in the near future before it collapses and causes harm to the fabric and the gravestones.*

*I support the proposal for option 1 (subject to conditions) to carefully remove the wall, allow for foundations, and under pin the retained wall. This would retain the historic character of the boundary, preserve the setting of the listed building and offer the opportunity to enhance the inappropriate modern interventions.’*

They have recommended thirteen conditions, all in relation to materials and method. In view of the sensitive setting, it is agreed that conditions to ensure appropriate materials and methodology are necessary.

In accordance with paragraph 56 of the NPPF, which requires that conditions are precise and enforceable, the conditions suggested by the Conservation Officer as referenced in the ‘representations’ section of this report have been amended and can be found at the end of this report.

Overall, the proposed works are required to avoid the potential partial collapse of the historic boundary wall. The proposed works would preserve the special character and significance of the listed building and its setting. It is considered that the proposed works are in accordance with policy LP25 of the CLLP, policy NPP 18 of the NP, the guidance contained within the National Planning Policy Framework and the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

It is considered that policy LP25 and NPP 18 are consistent with the historic environment guidance of the NPPF and can be attached full weight.

## **Other Matters**

### **Archaeology**

Policy LP25 states “Development affecting archaeological remains, whether known or potential, designated or undesignated, should take every practical and reasonable step to protect and, where possible, enhance their significance”. The Historic Environment Officer at Lincolnshire County Council

has advised that archaeological monitoring should not be necessary during works but that *“If, however, during the course of the works human remains are revealed all work should halt as under the Burial Act 1853 it is an offence to disturb a burial without a license from the Ministry of Justice.”*

It is considered that it is not necessary to include any conditions in regards to archaeology, however an advisory note would be added to the decision notice in regards to the Burial Act 1853 on the occurrence of human remains being revealed during the course of the works. It is therefore considered that the proposal would accord with policy LP25 of the CLLP.

## **Conclusion and Planning Balance**

### **Planning Application 145640:**

The proposal has been considered against policies LP1: A Presumption in Favour of Sustainable Development, LP13: Accessibility and Transport, LP14: Managing Water Resources and Flood Risk, LP17: Landscape, Townscape and Views, LP25: The Historic Environment, LP26: Design and Amenity, of the Central Lincolnshire Local Plan, and 66 of the Planning (Listed Building & Conservation Areas) act 1990 as well as the Gainsborough Neighbourhood Plan in the first instance, and guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide, National Model Design Code and the Central Lincolnshire Local Plan 2021 Consultation Draft has also been taken into consideration.

In light of this assessment, it is considered that subject to the recommended conditions, the proposal will respect the character and appearance of the historic fabric of the curtilage listed wall as well as Trinity Arts Centre. The proposal will therefore preserve the special character and significance of the listed building, its setting and the special architectural features or historic interest they possesses. It will not harm the character and appearance of the street-scene or have an unacceptable impact on the living conditions of the residents of neighbouring properties.

### **Listed Building Consent 145568:**

The proposed works have been considered against the duty contained within Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended), and the advice given in Chapter 16 of the National Planning Policy Framework.

In light of this assessment, it is considered that subject to the recommended conditions, the proposed works will respect the character and appearance of the historic fabric of the Listed Building. The proposal will therefore preserve the special character and significance of the listed building, its setting and the special architectural features or historic interest it possesses. Accordingly a grant of Listed Building Consent is considered acceptable.

## **Other Matters**

Whilst the comments of a 3<sup>rd</sup> party are noted in regard to WLDC funding, they are not relevant to the determination of the applications under consideration and are afforded no weight.

**Human Rights Implications:**

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

**Legal Implications:**

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

Recommended Planning Permission Conditions:

**Conditions stating the time by which the development must be commenced:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

**Conditions which apply or require matters to be agreed before the development commenced:**

None.

**Conditions which apply or are to be observed during the course of the development:**

2. The works shall follow the "Preparation", "Investigation", "Stabilisation Works", and "Repair Works" as noted in the plans 7536-LAT-0001 unless otherwise approved in writing by the Local Planning Authority.

**Reason:** To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under LP25 of the Central Lincolnshire Local Plan and the provisions of the National planning policy Framework.

3. Prior to the dismantling or any repair work to the wall, a detailed survey of defective material for the bricks, copings, and mortar shall be submitted and approved in writing by the Local Planning Authority. Works shall be completed in accordance with the findings of the survey.

**Reason:** To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under LP25 of the Central Lincolnshire Local Plan and the provisions of the National planning policy Framework.

4. The rebuilt brickwork shall match the existing brickwork noted through the detailed photographic survey (condition 3) within the “Stabilisation Works” in respect of dimensions, colour, texture, face bond, and pointing unless otherwise approved in writing by the Local Planning Authority.

**Reason:** To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under LP25 of the Central Lincolnshire Local Plan and the provisions of the National planning policy Framework.

5. Following the partial demolition as shown on drawing 7536–LAT–0001 any new materials to be used for repairs, replacements or as part of the rebuild shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under LP25 of the Central Lincolnshire Local Plan and the provisions of the National planning policy Framework.

6. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings:

- 7536-LAT-S1-XX-DP-A-1002-S3-A dated 20/09/2022.
- 7536-LAT-0001 received 22/09/2022.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

**Reason:** To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and Policy LP17, LP25 and LP26 of the Central Lincolnshire Local Plan.

**Conditions which apply or relate to matters which are to be observed following completion of the development:**

None.

Recommended Listed Building Consent Conditions:

**Conditions stating the time by which the development must be commenced:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

**Conditions which apply or require matters to be agreed before the development commenced:**

2. No development shall take place until the methodology of the exploratory intrusive survey (including propping options) has been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the findings of the survey.

**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.

**Conditions which apply or are to be observed during the course of the development:**

3. The works shall follow the "Preparation", "Investigation", "Stabilisation Works", and "Repair Works" as noted in the plans 7536-LAT-0001 unless otherwise approved in writing by the Local Planning Authority.

**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.

4. Prior to the removal of any gravestones, a photographic record of all gravestones, their locations and their condition shall be submitted to and approved in writing to the Local Planning Authority.

**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.

5. Prior to the removal of any gravestones, the location for the safe storage during the duration of the works shall be submitted to and approved in writing to the Local Planning Authority, following the completion of the 'Stabilisation Works' (as stated on drawing 7536-LAT-0001) the gravestones shall be reinstated to their previous recorded positions.

**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.

6. Prior to the dismantling or any repair work to the wall, a detailed survey of defective material for the bricks, copings, and mortar shall be submitted and approved in writing by the Local Planning Authority. Works shall be completed in accordance with the findings of the survey.

**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.

7. Prior to the dismantling or any repair work to the wall, the mortar sample analysis and proposed mortar for the work shall be submitted to and approved in writing by the Local Planning Authority. Works shall be completed in accordance with the findings of the analysis and the approved mortar mix.

**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.

8. Prior to the dismantling or any repair work to the wall, a detailed photographic record of the wall to be taken down shall be submitted to and approved in writing to the Local Planning Authority.

**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.

9. The rebuilt brickwork shall match the existing brickwork noted through the detailed photographic survey (condition 6) within the “Stabilisation Works” in respect of dimensions, colour, texture, face bond, and pointing unless otherwise approved in writing by the Local Planning Authority.

**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.

10. The following sound materials/features/fixtures forming part of the boundary as shown in the findings of condition 6 shall be carefully taken down, protected and securely stored for later re-erection/ re-use or disposal.

- Bricks
- Coping stones
- Pier cappings
- Gravestones

Where damage has occurred (for example, from unauthorised works, vandalism or fire), it is important to ensure that any loose historic items are identified and retained on site in a secure place pending their reinstatement.

**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.

11. Demolition work shall be carried out only by hand or by tools held in the hand and not by any power-driven tools.

**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.

12. Following the partial demolition as shown on drawing 7536-LAT-0001, a 1m<sup>2</sup> (one square metre) sample panel of brickwork demonstrating the quality, materials, bond, mortar, coursing, colour and texture shall be constructed on site. The Local Planning Authority shall approve the above details of the brickwork prior to the rebuild commencing and the development shall be carried out in accordance with the approved details. The sample panel shall be retained on site until development is completed or removal is approved in writing by the Local Planning Authority.

**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.

13. Following the partial demolition as shown on drawing 7536-LAT-0001 any new materials to be used for repairs, replacements or as part of the rebuild shall be submitted to and approved in writing by the Local Planning Authority.

**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.

14. No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised by this consent without the prior approval of the Local Planning Authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. At the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position and the method recorded to the approval of the Local Planning Authority.

**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.

15. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings:

- 7536-LAT-S1-XX-DP-A-1002-S3-A dated 20/09/2022.

- 7536-LAT-0001 received 22/09/2022.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

**Reason:** To ensure the work proceeds in accordance with the approved plans in accordance with section 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

### **Notes to Applicant**

If, during the course of the works, human remains are revealed all work should halt as under the Burial Act 1853 it is an offence to disturb a burial without a license from the Ministry of Justice.