

COMMITTEE REPORT

Date: 16 February 2017 **Ward:** Guildhall
Team: Major and **Parish:** Guildhall Planning Panel
Commercial Team

Reference: 16/01972/LBC
Application at: The Guildhall, Coney Street, York, YO1 9QN
For: Alterations and refurbishment of Guildhall complex to create conference rooms, meeting rooms and offices, refurbishment and part rebuild of existing south range to provide cafe and ancillary accommodation, and erection of extension on north side of complex to form restaurant and office accommodation.
By: City Of York Council
Application Type: Listed Building Consent
Target Date: 19th January 2017
Recommendation: Subject to the expiry of the consultation period regarding amended plans, and no new planning issues being raised, delegated authority be given to Approve subject to conditions.

1.0 PROPOSAL

1.1 The Guildhall comprises a substantial Grade I , II* and II Listed part stone and part brick built complex of Later Medieval date occupying a very prominent location within the Central Historic Core Conservation Area. Listed Building Consent a is now sought for its conversion including, limited demolition and new building along the river front to allow for the construction of a restaurant, cafe and river side garden together with the formation of managed office space and the provision of a civic and event space within the central section of the building. The scheme has subsequently been amended to deal with Conservation concerns including deletion of the proposed secondary glazing. The location and design of the proposed river source heat pump has also been clarified.

2.0 POLICY CONTEXT

2.1 The National Planning Policy Framework (NPPF) was published in March 2012. It sets out government's planning policies and is material to the determination of planning applications. The sections in the NPPF most relevant to this proposal include:

- Chapter 12 – Preserving and enhancing the historic environment

2.2 The NPPF is the most up-to date representation of key relevant policy issues (other than the Saved RSS Policies relating to the general extent of the York Green

Belt) and it is against this policy Framework that the proposal should principally be addressed.

2.3 Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development, unless specific policies in the NPPF indicate development should be restricted. This presumption does not apply to this proposal as it is subject to the more restrictive policies in Section 12 to the NPPF.

Status of the emerging York Local Plan Publication Draft (2014)

2.4 The public consultation on the Preferred Sites 2016 document and supporting evidence for the emerging City of York Local Plan has ended and the responses are being compiled and assessed. The emerging Local Plan policies can only be afforded weight at this stage of its preparation, in accordance with paragraph 216 of the NPPF. However, the evidence base that underpins the proposed emerging policies is capable of being a material consideration in the determination of the planning application.

2.5 Relevant emerging policies are as follows:

- Policy D5: Listed buildings
- Policy D9: City of York Historic Environment Record

Status of the City of York Draft Local Plan (2005)

2.6 The City of York Draft Development Control Local Plan (incorporating 4th set of changes, April 2005) has been adopted for Development Control purposes, but it does not have statutory development plan status. Its draft policies are capable of being material planning considerations and are considered to carry some limited weight where they accord with the NPPF.

2005 Draft Development Plan Allocation:

2.7 Relevant 2005 allocations include:

- Listed Buildings GMS Constraints: Grade 2; Lendal Cellars 26 Lendal York YO1 2AG 0613
- Listed Buildings GMS Constraints: Grade 2; 8 Lendal York YO1 2AA 0618
- Listed Buildings GMS Constraints: Grade 1; The Mansion House Coney Street York YO1 1QL 0611
- Listed Buildings GMS Constraints: Grade 2 Star; 14 Lendal York YO1 2AA 0616
- Listed Buildings GMS Constraints: Grade 2; Municipal Offices Coney Street 0614

- Listed Buildings GMS Constraints: Grade 1; The Guildhall Coney Street York YO1 9QN 0427
- Listed Buildings GMS Constraints: Grade 2; York Post Office 22 Lendal York YO1 2DA 0612
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2005 Draft Development Control Local Plan policies:

2.8 Relevant development control policies include:

- CYHE2 - Development in historic locations
- CYHE4 - Listed Buildings
- CYSP3- Safeguarding the Historic Character and Setting of York

Statutory duty – Planning (Listed Buildings and Conservation Areas Act 1990 (as amended))("the 1990 Act") – Section 16

2.9 Section 16 of the 1990 Act requires the Local Planning Authority when determining applications for listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.10 Case law confirms that this statutory duty requires the Local Planning Authority to give considerable importance and weight to the desirability of preserving a listed building or its setting. Harm to a listed building is not a matter to be weighed equally with other material considerations in the planning balance, as the statutory duty under Section 16 of the 1990 Act imposes a strong presumption against approval of development that would cause such harm. This is the case whether the harm is substantial or not.

2.11 This means that even where harm is less than substantial, the desirability of avoiding of such harm must still be afforded considerable importance and weight in the planning balance. The exercise is still one of planning judgment but it must be informed by that need to give considerable importance and weight to conserving the heritage asset, more weight than if it were simply a factor to be taken account along with all other material considerations which have not been given this statutory status.

3.0 CONSULTATIONS

INTERNAL:-

Planning and Environmental Management (Conservation)

3.1 raise concerns in respect of the interior treatment of complex specifically the interrelationship between new and existing elements and the treatment of the proposed new civic spaces.

3.2 Has undertaken extensive consideration of the proposals and has sought amended details. In summary, the consultation response states the scheme is an example of heritage led regeneration and the proposals would undoubtedly add value to the site - by responding to context, by improving the internal working environment for offices/business club, and by successfully resolving many of the functional, circulation and structural problems inherent in the existing buildings. Some detailed aspects of the proposals have been revised to avoid unacceptable harm being caused to the special architectural and historic character of the buildings, especially as it relates to the buildings' civic and ceremonial functions. Further detailed work is expected by means of conditions. States it has not been possible to assess impacts of the servicing in terms of the distribution system, above basement level, but this information should be covered through conditions.

3.3 Concerns have been expressed about the need to co-ordinate the design of the site and manage it as a whole including the Mansion House to ensure that competing requirements do not undermine the various civic roles of the buildings, as maintaining the historic uses and the important relationships between the buildings are matters intrinsic to the special architectural and historic interest of the site.

EXTERNAL

Guildhall Planning Panel

3.4 Objects to the proposal on the grounds that it would present an undesirable precedent for unsympathetic work to be undertaken elsewhere.

York Civic Trust

3.5 Raises no objection to the proposal subject to the internal glazed elements of the proposal together with the internal raised dais being sensitively designed.

Historic England

3.6 Raises no objection in principle to the proposal subject to a number of conditions requiring further details to be submitted and for Heritage England to be consulted in relation to these. They object to the proposal for secondary glazing in the Council Chamber and express concern in respect of the proposed new internal glazed areas and the treatment of the internal dais within the Guildhall and its associated fixtures and fittings. The proposed secondary glazing has subsequently been deleted from

the scheme and the treatment of the internal glazed areas and internal dais within the Guildhall has been amended to address these concerns.

The Ancient Monuments Society

3.7 Was consulted with regard to the proposal on 31st August 2016. Any comments received will be reported orally at the meeting.

The Council for British Archaeology

3.8 Was consulted with regard to the proposal on 31st August 2016. Any comments received will be reported orally at the meeting.

The Georgian Group

3.9 Was consulted with regard to the proposal on 31st August 2016. Any comments received will be reported orally at the meeting.

The Society for the Protection of Ancient Buildings

3.10 Was consulted with regard to the proposal on 31st August 2016. Any comments received will be reported orally at the meeting.

The Victorian Society

3.11 Was consulted with regard to the proposal on 31st August 2016. Any comments received will be reported orally at the meeting.

The 20th Century Society

3.12 Was consulted with regard to the proposal on 31st August 2016. Any comments received will be reported orally at the meeting.

3.13 30 Letters of objection and one letter of support have also been submitted in respect of the proposal. The following is a summary of the letters of objection:-

- Concern in respect of the impact of the loss of the existing dais and screen on the significance of the Guildhall Building;
- The design and location of the proposed additional doorway from the Guildhall Building to the glazed extension to the south east;
- The provision of a glazed draught lobby within the Guildhall Building;
- The formation of additional openings into the staircase hall leading to the Council Chamber.

3.14 Also the owner of 14 Lendal, the York Conservation Trust, objects to the proposal on the grounds of the clear adverse impact upon the existing building caused by the proposed scale, massing and palette of materials for the new build element of the proposal.

4.0 APPRAISAL

KEY CONSIDERATIONS:-

4.1 KEY CONSIDERATIONS INCLUDE:-

- Impact upon the Historic Character and Integrity of the Listed Building.

PLANNING POLICY CONTEXT:-

4.2 As set out in Section 2 above, the statutory test that applies means where harm is identified to a Heritage Asset there will be a strong presumption against the grant of permission. The presumption in favour of sustainable development set out at paragraph 14 of the National Planning Policy Framework (NPPF) does not apply in these circumstances.

4.3 The legislative requirement of Section 16 is in addition to Central government policy contained in Section 12 of the NPPF. The NPPF classes listed buildings as “designated heritage assets”. The NPPF’s advice on designated heritage assets includes the following:

-Paragraph 129 says that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including any development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

- Paragraph 131 advises Local Planning Authorities to give significant weight to ensuring the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and ensuring the desirability of new development making a positive contribution to local character and distinctiveness.

- Paragraph 132 advises that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be” ... “As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”

- Paragraph 134 advises that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum use.”

- Paragraph 137 advises that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

IMPACT UPON THE HISTORIC CHARACTER AND INTEGRITY OF THE LISTED BUILDING COMPLEX:-

4.4 SIGNIFICANCE OF LISTED BUILDING COMPLEX:-The Guildhall complex comprises a series of conjoined stone and buff brick structures dating to the 14th Century and subsequently occupying a sloping site from Lendal, a principal shopping street to the river side. The complex comprises a mix of Grade I , II* and II Listed Buildings that have formed the hub of corporate government within the City since the Later Medieval period with the Guildhall itself and the central riverside range surviving from that period. Notwithstanding extensive war time bomb damage a number of good quality Victorian panelled rooms notably within the main Council Chamber still survive. Evidence of earlier building survives within the river side elevation with part of an early bonded warehouse surviving at basement level accessed from Common Hall Lane. The wider complex also incorporates the official residence of the Lord Mayor in the Mansion House, an arrangement which dates back to the Medieval period and whose survival is unique in an English context. A number of high quality Victorian Gothic Interiors are preserved notably in the Council Chamber and its approaches.

4.5 THE PROPOSAL:-The scheme aims to refurbish the complex to provide a series of event and civic spaces with small office suites, a restaurant and a cafe. The existing north easterly extension would be partially demolished and a three storey restaurant and office space would be erected between the 18th Century brick built warehouse to the north and the existing late 19th Century northern Tower range. The new building would be erected in brick work to match surrounding buildings with a standing seam profile bronze metal clad roof. At the same time a series of small scale single storey structurally glazed extensions would be provided at the south of the site to provide a seating area for the proposed cafe and at the north east to provide an updated reception area. A low level river-side garden would be provided at the north western edge of the building with a glass balustrade along the river side. The existing stone slabbed forecourt would be realigned and brought forward. A river source heat pump would be provided at the south west corner of the development and set within an existing window embrasure.

4.6 Significant internal works were initially proposed as part of the development including the fixing of secondary double glazing within the interior along with a number of internal glazed partitions. The internal secondary double glazing has now been removed from the scheme and the scale of the internal glazed partitions reduced. The internal dais within the Guildhall space was also to be relocated to accommodate a ramp behind with a new screen designed to accompany it with charring of the timber to pay reference to the significant damage to the building in 1942. A number of additional openings would be created internally notably into the staircase hall accompanying a new layout and seating arrangement. Additional doors would also be cut through the internal stone work and new internal lighting provided. New side fixed timber benching would be provided within the Guildhall and the existing interiors including the Victorian mosaic floors would also be cleaned.

4.7 ASSESSMENT OF IMPACT: - The proposal is designed to secure a long term viable future for one of the most iconic buildings of the City Centre. In terms of internal works a series of additional glazed subdivisions are proposed together with a refurnishing of the Guildhall space and the adjacent staircase hall. Concern has been expressed in respect of both aspects notably in respect of the internal dais within the Guildhall and the associated screen. A re-designed screen has been submitted to address some of the concerns incorporating an abstract smoke etched pattern more closely reflecting 20th Century church architecture. The degree of alteration to the dais has also at the same time been lessened to create a space more reflective of its current form. It has in the meantime been agreed that the design of the screen, the dais and associated Civic space will be the subject of further resolution and will be the subject of a condition attached to any Consent. The internal secondary glazing which was an integral element of the scheme but which gave rise to significant concern has now been removed. The design of the new openings into the staircase hall, and the ante-room to the Council Chamber has also been amended. The applicant has agreed to delete the opening into the base of the main staircase at the location of the present reception. The new opening into the ante-room to the Council Chamber has also been simplified to create a simple undifferentiated opening that would not compete with complex detail of the adjacent Victorian interior.

4.8 The sum total of the proposed interventions to the building interior would give rise to less than substantial harm to the character and significance of the building.

4.9 In terms of the impact upon the building exterior there are three principle areas of concern. The most significant arises from the proposed northern extension designed to accommodate the proposed restaurant and office suites. It involves the erection of a three storey brick built structure within an area descending to the river bank formerly occupied by temporary structures. It has an idiosyncratic roof form incorporating a large dormer facing the river frontage with the roof configured in a profiled bronze metal. The extension is designed to be subservient in terms of its

scale and massing whilst at the same time making its own contribution to the sky line of the river front. The applicant has agreed to amend the design further to deal with the concerns involving lowering the height of the feature window and adjusting its proportions and the design will be available for consideration at the meeting. A related issue is in respect of the design of the proposed roof lights through the south wing which has given rise to some level of concern. The roof lights and other fenestration have been redesigned to match more closely the existing situation and are now felt to be acceptable giving rise to only minor harm. Concern has also been raised in detail in respect of the design of the proposed rain water goods. The revised application details have addressed this issue and the amended design gives rise to only minor harm to the significance of the building and in the case of the new northern extension would be secured behind a low parapet wall.

4.10 The second element of impact in terms of the exterior of the building relates to the treatment of the Riverside and the formation of a river side garden to parallel the treatment of the opposite bank of the Ouse. Concern has been expressed in respect of the use of profiled glass sections as a balustrade material together with works to the existing river side wall which contains masonry elements of the former Medieval friary which partially encroached on to the present site. The use of glass would clearly be unacceptable in terms of its impact and has been replaced by a tanalised bronze railing which would closely follow the form of the treatment of the riverside gardens to the west of the Ouse accessible from North Street and would more effectively blend with the adjoining Listed Boundary wall. It is felt that the proposal as amended would give rise to only minor harm to the significance of the building. At the same time the location of the proposed river source heat pump that would be located within an existing window embrasure at the south western end of the building has been clarified. It is felt that it would give rise to minor harm to the significance of the building and would not be readily visible in long or short distance views from the west and south west.

4.11 The third element of impact in terms of the exterior of the building relates to the construction of a series of light weight glazed extensions to the south east and north east of the existing complex. These would be light weight in form and subservient to the overall host building in terms of their scale and massing. Some concern is however expressed in terms of the mode of fixing of the glazed elements of the structure to the existing building. The detail of the proposed fixings including their number and location has been clarified in respect of the amended submission and it is felt that they would now give rise to minor harm to the significance of the building subject to a condition being imposed to control fixing details.

4.12 The proposed interventions to the exterior of the building would give rise to a range of mostly minor and less than substantial harms to the significance of the building.

SUMMARY OF IMPACT ON LISTED BUILDING COMPLEX

4.13 An assessment as to the impact of the proposed development on the listed building complex, its setting and features of special architectural or historic interest which it possesses concludes that the proposed interventions to the building interior would give rise to less than substantial harm to the character and significance of the building. The proposed interventions to the exterior of the building would give rise to a range of mostly minor and less than substantial harms to the significance of the building.

4.14 Although the harm is assessed as less substantial, the local planning authority's statutory duty under Section 16 of the 1990 Act gives rise to a strong presumption against the grant of listed building consent and considerable importance and weight must be given to the harm in the planning balance despite it being less than substantial.

PUBLIC BENEFITS

4.15 Given that the development proposal will lead to less than substantial harm to the significance of the listed building complex, paragraph 134 of the NPPF requires that this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. However, such harm still attracts considerable importance and weight by virtue of Section 16.

4.16 It is considered that the proposed works would secure a far greater degree of public interest in and usage of the site and would give rise to an on-going more economically viable mix of uses which would secure the long term future of the site and that this would amount to a substantial public benefit.

5.0 CONCLUSION

5.1 The Guildhall comprises a substantial Grade I, II* and II Listed part stone and part brick built complex of Later Medieval date occupying a very prominent location within the Central Historic Core Conservation Area. Listed Building Consent is now sought for its conversion including, limited demolition and new building along the river front to allow for the construction of a restaurant, cafe and river side garden together with the formation of managed office space and the provision of a civic and event space within the central section of the building.

5.2 The proposal seeks to undertake a series of significant interventions to both the interior and exterior spaces of the complex. The proposed internal alterations notably the alterations to the Guildhall itself with the internal dais and the staircase hall have given rise to some significant concern. The applicant has clarified and in places re-designed the scheme to address the areas of concern and further design development will take place in respect of the screen, dais and associated civic

space in particular. The entrance to the base of the staircase hall is to be deleted and the entrance to the Council Chamber ante-room has been simplified. At the same time the proposed screen and dais have been re-designed to more closely reflect the character of the space. With the external works the proposed balustrade along the river side has been re-designed to match that within North Street gardens and the proposed pattern of fenestration has been amended to simplify it and make it more reflective of the existing pattern. The location and design of the river source heat pump has also been clarified which would sit within an existing window embrasure at the south west of the building. The design of the roof form of the northern extension will also be re-designed prior to consideration at the meeting.

5.3 The proposal envisages a range of harms to the character and significance of the interior and exterior of the building. This gives rise to a statutory presumption against the grant of listed building consent. In order to give effect to the statutory duty under Section 16 of the 1990 Act, the Local Planning Authority should give considerable importance and weight to the desirability of preserving a listed building or its setting in the planning balance. When applying the policy test in paragraph 134 of the NPPF, the harm to the listed building complex is to be balanced against any public benefit arising from the proposal. The scheme envisages the provision of a range of uses that would increase public interest in and usage of the site as well as affording a significant degree of investment that would secure the future of the site. It is felt this would amount to a substantial public benefit. Having attached considerable importance and weight to the desirability of avoiding the harms identified to the listed building complex, it is concluded that these harms are clearly outweighed by the public benefits of the proposal. The proposal is therefore in the overall planning balance felt to be acceptable in planning terms and approval is recommended.

6.0 RECOMMENDATION: Subject to the expiry of the consultation period in relation to the amended plans and no new planning issues being raised, delegated authority be given to the Assistant Director of Planning and Public Protection to Approve subject to conditions including:

- 1 TIME2 Development start within three years
- 2 The development hereby permitted shall be carried out in accordance with the following plans:-

Drawing Refs:-

AL(0)0100.P1 OS
AL(0)0101.P2 Block Plan

AL(0)0200.P5 Existing Site Plan
AL(0)0300.P4 Existing Basement Plan

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AL(0)0400.P6 Existing Ground Floor Plan
AL(0)0500.P5 Existing First Floor Plan
AL(0)0600.P4 Existing Second Floor Plan
AL(0)0700.P4 Existing Tower Plan

AL(0)1200.P3 Proposed Site Plan
AL(0)1300.P8 Proposed Basement Plan
AL(0)1310.P4 Proposed Basement Plan - Referenced
AL(0)1400.P13 Proposed Ground Floor Plan
AL(0)1410.P7 Proposed Ground Floor Plan - Referenced
AL(0)1500.P11 Proposed First Floor Plan
AL(0)1510.P5 Proposed First Floor Plan - Referenced
AL(0)1600.P11 Proposed Second Floor Plan
AL(0)1610.P5 Proposed Second Floor Plan - Referenced
AL(0)1700.P11 Proposed Tower Plan
AL(0)1710.P5 Proposed Tower Plan – Referenced

AL(0)1900.P9 Proposed River Front Elevation
AL(0)1901.P7 Proposed North Annexe Elevation From Boat Yard
AL(0)1903.P4 Proposed River Front Elevation In Context
AL(0)1910.P8 Proposed South Range Elevation From Revs Bar
AL(0)1911.P7 Proposed Guildhall Elevation From Common Hall Yard

AL(0)1950.P7 Proposed Section AA - North Range
AL(0)1952.P5 Proposed Section CC - Secondary Entrance
AL(0)1953.P7 Proposed Section DD - South Range Café/entrance
AL(0)1954.P8 Proposed Section EE 1 (north)
AL(0)1955.P8 Proposed Section EE 2 (south)
AL(0)1956.P4 Proposed Section FF
AL(0)1960.P4 Proposed Section JJ - Council Chamber
AL(0)1963.P9 Proposed Section MM - Restaurant
AL(0)1964.P7 Proposed Section NN - North Annexe From Lendal

AL(10)0301.P4 Proposed Basement Demolition Plan: North
AL(10)0302.P4 Proposed Basement Demolition Plan: South
AL(10)0401.P4 Proposed Ground Floor Demolition Plan: North
AL(10)0402.P5 Proposed Ground Floor Demolition Plan: South
AL(10)0501.P5 Proposed First Floor Demolition Plan: North
AL(10)0502.P4 Proposed First Floor Demolition Plan: South
AL(10)0601.P4 Proposed Second Floor Demolition Plan: North
AL(10)0602.P4 Proposed Second Floor Demolition Plan: South
AL(10)0701.P4 Proposed Tower Demolition Plan
AL(10)0801.P4 Proposed Roof Demolition Plan

AL(80)1300.P4 Proposed Basement Fire Strategy Plan

AL(80)1301.P4 Proposed Basement Fire Strategy Plan: North
AL(80)1302.P4 Proposed Basement Fire Strategy Plan: South
AL(80)1400.P4 Proposed Ground Floor Fire Strategy Plan
AL(80)1401.P4 Proposed Ground Floor Fire Strategy Plan: North
AL(80)1402.P4 Proposed Ground Floor Fire Strategy Plan: South
AL(80)1500.P4 Proposed First Floor Fire Strategy Plan
AL(80)1501.P4 Proposed First Floor Fire Strategy Plan: North
AL(80)1502.P4 Proposed First Floor Fire Strategy Plan: South
AL(80)1600.P4 Proposed Second Floor Fire Strategy Plan
AL(80)1601.P4 Proposed Second Floor Fire Strategy Plan: North

AA(0)0100.P1 Proposed South Range WC Block Wall Detail
AA(0)0101.P2 Proposed Guildhall Ramp & Screen Details Sheet 1
AA(0)0102.P1 Proposed Guildhall Glazed Draught Lobby Details
AA(0)0103.P1 Proposed Guildhall & South Range Seating Details
AA(0)0104.P1 Proposed Guildhall & South Range Entrance Details
AA(0)0104A.P1 Proposed Guildhall & South Range Alternative
AA(0)0105.P1 Proposed Guildhall & South Range Slype Details
AA(0)0106.P1 Proposed South Range Café Window Details
AA(0)0107.P1 Proposed Benching Details
AA(0)0108.P1 Proposed Council Chamber Details
AA(0)0109.P2 Proposed Opening within Council Chamber Entrance
AA(0)0113.P1 Proposed River Terrace Balustrade Details
AA(0)0116.P1 Proposed Guildhall Screen Detail Sheet 2
AA(0)0118.P1 Proposed Framing of Window on North Extension Study

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 No works hereby approved shall take place until a drawn and photographic recording scheme, including a work programme and timetable, has been submitted to and agreed in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved scheme. The scheme shall accord with Historic England's guidelines set out within 'Understanding Historic Buildings: A guide to good recording practice', republished in May 2016. The recording process shall include careful removal of finishes in affected areas so that details of any notable underlying wall paper, stencilling or paint finishes can be recorded. The scheme shall include provision for (but shall not be limited to):

(i) Prior to alteration, a level 2 drawn and photographic archaeological recording of the south wall of the Guildhall in its existing condition showing both internal and external elevations as a whole; and.

(ii) Prior to alteration, a level 2 drawn and photographic recording of the internal west wall of the Guildhall both before the proposed removal of the existing screen and dais, and following its exposure.

Reason:- To safeguard the historic character and integrity of the Listed Building and to secure compliance with paragraph 133 of the National Planning Policy Framework.

4 Prior to the commencement of internal refurbishment work a detailed scheme for the cleaning of all internal painting, woodwork and stone work shall be submitted to and approved in writing by the Local Planning Authority. The development shall thenceforth not be undertaken otherwise than in strict accordance with the details thereby approved.

Reason: - To safeguard the historic character and integrity of the Listed Building.

5 Prior to the commencement of the internal refurbishment works full details of the proposed means of protection for the existing Victorian mosaic floors shall be submitted to and approved in writing by the Local Planning Authority. The development shall thenceforth be undertaken in strict accordance with the development thereby approved and the measures shall be kept in place for the duration of the re-development contract.

Reason: - To safeguard the historic character and integrity of the Listed Building.

6 VISQ8 Samples of exterior materials to be app

7 VISQ7 Sample panel ext materials to be approv

8 Prior to alteration a level 2 photographic recording shall be carried out in accordance with Historic England guidance as set out in "Understanding Historic Buildings: a guide to good recording practice" May 2016. The recording process shall include careful removal of finishes in affected areas so that details of any notable underlying wall paper, stencilling or paint finishes can be recorded.

Reason:- To safeguard the historic character and integrity of the Listed Building.

9 Notwithstanding the previously submitted application details, full details including cross sections at 1:5 and 1:20 of the proposed screen, dais and associated civic space including the design of fixed seating and other furniture for the Guildhall space shall be submitted to and approved in writing by the Local Planning Authority before internal refurbishment work commences. The development shall thenceforth be undertaken in strict accordance with the details thereby approved prior to the refurbished Later Medieval Guildhall Chamber being first brought into use.

Reason:- To safeguard the historic character and integrity of the Listed Building and to secure compliance with paragraph 133 of the National Planning Policy Framework.

10. No works hereby approved shall take place until a Method Statement (MS) has been submitted to, and approved in writing by, the local planning authority. The works shall be carried out in accordance with the approved MS. The MS shall include details of materials, construction techniques and finishes and shall provide for:

(i) The integration of new services such as heating, lighting, ICT within the Guildhall. Information shall be illustrated to show the type of fittings and equipment proposed and how the distribution of cabling and ductwork shall be hidden to avoid damage to the interior. The MS shall fully describe the sequence of alteration to the floor to insert under-floor heating, and how existing high quality flooring materials and other elements shall be protected during construction;

(ii) Reinstatement of the buttresses of the Guildhall north wall and exposing the stonework. The MS shall provide for the undertaking of trials to determine the best method for removing the plaster and leaving the stonework unharmed and for any subsequent making good required;

(iii) The recording, dismantling, and rebuilding of the muniment store. The MS shall include structural measures proposed.

(iv) The service strategies, and also any upgrading of elements for fire and acoustic performance. The MS shall describe any plant, distribution systems and outlet sources arising from the River Source Heat Pump and show how the impact on the building's interior, exterior appearance and fabric has been minimized; and.

(v) Protection for existing elements and finishes in areas where demolition works will be carried out.

Reason:- To safeguard the historic character and integrity of the Listed Building and to secure compliance with paragraph 133 of the National Planning Policy Framework.

11 No works hereby approved shall take place until full details of both hard and soft landscaping, including a timetable for implementation, have been submitted to and approved in writing by the local planning authority. These details shall include, inter alia, terraces, planters, ramps, steps, balustrades (save for the river side balustrade), gates, walls, compounds, bike racks, external lighting and CCTV. Development shall be carried out in accordance with the approved details and timetable.

Reason: To safeguard the character and appearance of the designated heritage

assets.

12 No works hereby approved shall take place until details of the items listed below have been submitted to and approved in writing by the Local Planning Authority and the works hereby permitted shall be carried out in accordance with the approved details.

(i) Details including sections at 1:5 and 1:20 of the river side balustrade and works to the existing river wall. Such details shall show, inter alia, how existing copings will be retained and re-set;

(ii) Full details showing the River Source Heat Pump in relation to the Guildhall, river walls and walkways;

(iii) Large scale details of the new opening and new doors in the south wall of the Guildhall. The details shall show how doors shall match the existing consistent door design within the hall. Within the hall details shall include chamfered mouldings to match other similar openings;

(iv) Full details for remodelling the Guildhall floor where the ramp will be introduced. Details shall include cross sections, handrails, and remodelling of the steps and surrounding flooring pattern and surfaces to accord;

(v) Large scale details of the replacement lobby at the east end of the Guildhall. Such details shall illustrate the abutment condition with the masonry wall. Proposals for making good any scars in the stonework shall also be provided;

(vi) Large scale details of any alterations to the "Munster balustrade" necessary to adapt it to its new location;

(vii) Full details of all new fittings, such as benches, attached to walls or floor of the Guildhall interior. Details shall include method of fixing;

(viii) Full construction details for the newly created slype space on the south side of the Guildhall, and the new glazed entrance lobby on the north side of the Guildhall.. Such details shall include details of the clerestory, gutter, rainwater goods, and doors .Detailed sections at 1:20 and 1:5 shall show connection details between the newly created glazed areas and existing masonry. Large scale details shall show how the impact of fixings and the solid appearance of the connecting elements have been minimized. Full details of all other fittings adjacent to the external walls of the Guildhall wall shall be included, including benches, sleeves/linings;

(ix) Large scale details of the new opening within the stair vestibule and lobby of the Municipal Offices;.-

(x) Full details of the new extension to the south annex. Such details shall explain the abutment details, alterations to the existing roof structure and the resultant effect on the interior space, new and altered openings, including all roof-lights;

(xi) Large scale details of new openings and new windows in the north gable wall of the Guildhall annex. Windows shall be shown in context;

(xii) Selected bay details of the replacement north annex, the glazed link and the new north extension. Such details shall illustrate the articulation of the facades (including but not limited to oriels/balconies/balustrades/soffits/eaves/parapets etc), the relationship between elements and the detailed design quality. The areas selected shall be first agreed with the Local Planning Authority in writing. Each area shall be drawn out in plan, section and elevation at 1:20 with details of verge, eaves and reveals drawn out at 1:5;

(xiii) Door and window schedules shall be provided identifying in full proposed alterations to existing windows and doors (including for fire, acoustic and DDA purposes), and also fully describing new doors and windows. The schedule shall be supplemented by annotated illustrations explaining the alterations. The schedule and accompanying illustrations shall include full details of window alterations required to accommodate the River Sourced Heat Pump and full details of the "brick faced" jib door.

Reason: So that the Local Planning Authority may be satisfied with these details.

7.0 INFORMATIVES:

GUILDHALL YARD:-

The applicant's attention is drawn to the need to arrive at alternative on-going management arrangement for the usage of the Guildhall Yard including the on-going provision of alternative car parking for the Mansion House that takes clear account of the needs of all users

Contact details:

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