

COMMITTEE REPORT

Date: 24 October 2024 **Ward:** Guildhall
Team: East Area **Parish:** Guildhall Planning Panel

Reference: 22/02526/LBC
Application at: Site Of 19 To 33 Coney Street York
For: Internal and external alterations associated with the redevelopment of 19 to 33 Coney Street and 39 Coney Street to 2 Spurriergate (involving conversion and new build elements) following full and partial demolition of buildings
By: Helmsley Securities Limited
Application Type: Listed Building Consent
Target Date: 29 September 2023
Recommendation: Approve after referral to Secretary of State

1.0 PROPOSAL

1.1 This application relates 19-33 Coney Street and 39-43 Coney Street / 2 Spurriergate which occupy plots between Coney Street and the river Ouse.

1.2 The scheme is split into zones; 2, 3 and 4. Zone 3 and zone 4 contain the following listed buildings –

23, 25, 27 Coney Street	Grade II listed (zone 3)
33 Coney Street	Grade II listed (zone 3)
39-41 Coney Street	Grade II listed (zone 4)

1.3 The scheme includes demolition of later 20th Century structures to each of the listed buildings. Demolished structures would be replaced by buildings ranging from 3-6 storey in height.

1.4 Within the retained frontage buildings ground floor uses would remain commercial (use class E), or there would be provision of access to the student accommodation proposed for the upper floors. The upper floors would be used as student accommodation; they are currently ancillary to the ground floor commercial uses. There are external works proposed, including alterations to shop fronts and internal works to accommodate the proposed uses.

1.5 The scheme has been revised since submission. A key change in respect of the listed buildings was a change to internal layouts. The plot width of the historic buildings is now preserved and legible in the layout.

1.6 There is a companion application for full planning permission – 22/02525/FULM.

2.0 POLICY CONTEXT

Legislation

2.1 Section 16 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises that in 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.

2.2 The site is within a designated conservation area (Central Historic Core). The Council has a statutory duty (under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to consider the desirability of preserving or enhancing the character or appearance of designated conservation areas.

National Planning Policy Framework (NPPF)

2.3 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. The NPPF is supplemented by national planning practice guidance (NPPG). Section 16 contains policies in respect of conserving and enhancing the historic environment.

Draft Local Plan 2018 (DLP 2018)

2.4 The plan contains policies in respect of listed buildings and conservation areas – D4: Listed Buildings and D5: Conservation Areas. The policies are consistent with the NPPF.

3.0 CONSULTATIONS

Design & Conservation

3.1 Officers advised they applaud the consideration given to individual listed buildings and the endeavour to limit the heritage impact of the proposal. Whilst the
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comments from Design & Conservation advise the scheme cannot be supported, this is because of the new build and the adverse effect on the wider conservation area – this is a matter that is assessed in the companion full planning application.

3.2 The most recent revisions have further improved the setting and sustainable use of the listed buildings within the application site. The revised drawings show retention of front windows to retained buildings (it was initially proposed to replace some with windows of different dimensions).

3.3 The issues officers asked to be covered through conditions are –

- Roof spaces have not been inspected but upgrading for insulation is required to accommodate the scheme. A method statement is required.
- A building recording to document existing features.
- Windows – proposals for repairs and secondary glazing.
- Repairs – samples for repointing, replacement bricks, new brickwork, render repairs or new render, any external paint, new roof coverings or replacement slates or roof tiles, as well as new paving or similar.

Council for British Archaeology (amenity society)

Object (to superseded scheme).

3.4 The amalgamation of the listed buildings across the upper floors in zones 3 and 4 entails service risers and drainage downpipes proposed to be concealed within the building envelope of listed buildings. This could lead to damp and water ingress into historic fabric, hidden from view (officer note – this is not an unusual approach and any issues would be due to lack of maintenance). Such strategies are contrary to the conservation of the listed buildings & indicate the inappropriate nature of this scheme.

3.5 The designed use of up to 400 student lets is dictating an architectural form that would create an unjustified level of harm which could be reduced by creating a less intensive mix of residential uses on the upper floors of the listed buildings specifically, but also across the site. The viability of an alternative, less impactful future residential use should be established to justify the level of harm to the listed buildings on Coney Street and the Conservation Area.

3.6 To limit the effects on the significance of this row of listed buildings and buildings of merit, changes to floor plans should:

- Retain the possibility to read and to experience historic boundary lines.

- Conjoining listed buildings should be minimised to conserve their significance as independent plots and future proof versatility into the domestic use of the upper floors.

Historic England

No objection.

3.7 Broadly welcome the proposed development. Support the principle of the mix of uses proposed and making the river frontage publicly accessible. An objection due to the architecture of the new buildings in zone 4 (south extent) has been withdrawn following revised plans.

3.8 Welcome the sympathetic proposals to renovate the shopfronts along Coney Street, based on surviving evidence and historic images. This will serve to strengthen the historic character and appearance of the streetscape.

3.9 No objection to the internal alterations to the Grade II listed buildings and buildings of merit. It is clear the upper floors of the historic buildings are in need of investment and a new use.

Twentieth Century Society (amenity society)

Object.

3.10 Advise that the WHSmith extension building is physically attached to Grade II listed 39 and 41 Coney Street. It should be regarded as a non-designated heritage asset. A more thorough heritage assessment to justify demolition of the 1970's addition was requested. The 1970's building is considered to have architectural qualities and is sympathetic to its setting; its demolition is objected to.

York Civic Trust

Support.

3.11 Raised initial concerns/objections to the scheme but support the revised proposals. The accumulation of properties along the street/river by the developer presents a once-in-a-century opportunity for the city to affect positive change here. It can reconnect historic association between Coney Street and the river following a century of disconnection. It can create of a new community in the heart of the city. The principle of the upper floor levels on Coney Street is supportable as 'above shop' reuse, especially of listed buildings, believing this is the best way to maintain historic properties.

3.12 Zone 4's building height has been lowered and is now approximately the same height as the parapet of the building it most resembles architecturally, No.2 Low Ousegate ('Linley & Simpsons'), which the Trust previously recommended as a maximum height. It is also now lower than the parapet of No.19 Coney Street.

York Conservation Area Advisory Panel

No objection.

3.13 Welcome the major changes to the proposed development including the reduction in scale of some of the buildings, the better mix of pitched and flat roofed buildings and the improved modelling. It was considered that the majority of the comments & recommendations made at its meeting in December 2023 have been accommodated.

4.0 REPRESENTATIONS

York Georgian Society

4.1 Object (to superseded scheme).

- Loss of plan form to listed buildings.
- Form and scale of new development in Zone 4 out of character on riverside setting and junction between Coney Street and Waterloo Place uncomfortable in the street scene.

4.2 The objection was received in 2023. Since the comments the scheme has been revised. The amendments sought to address the concerns raised. In the listed buildings, the interconnections between buildings have been removed (with individual staircases in each property), Zone 4 has been reduced in scale and the architectural treatment of the corner with Coney Street reconsidered.

4.3 No further representations made on the listed building consent application.

5.0 APPRAISAL

Key Issues

5.1 Section 16 of the NPPF advises Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a

proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

5.2 In assessment of potential impact, NPPF section 16 paragraph 205 explains 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Significance

5.3 23 Coney Street - early C19th house, now shop with C20th shopfronts. The historic domestic plan form remains largely intact on the upper floors. The building has a large C20th rear extension (which extends behind 25-27) that detracts from the original plan and plot form. As part of the scheme the C20th rear extension is to be demolished. The shopfront would be improved through installation of new stallriser and glazing of appropriate materials and proportions.

5.4 25-27 Coney Street - mid C19th shop with C20 modernisations including shopfronts. The building is listed for group value with other buildings in Coney Street. The historic C19th staircase and sub-division of main rooms remain on the upper floors. As at 23 the building has a large C20th rear extension that spans across multiple plots and detracts from the original plan and plot form and is to be demolished as part of the scheme. Sympathetic works to shopfront – glazing, stallriser and corbel detail proposed.

5.5 33 Coney Street - early C18, C19 re-fronted & altered, C20 altered. The main building has a long rear extension the full width of the plot (which is to be demolished) and loss of plan form due to C20th commercial use. Very little historic fabric has been retained in the building which now has a multi-storey concrete of steel frame supporting the main elevation and historic roof fragments. The proposals for a new shopfront and changes to the floor plan on Levels 0-3 do not impact on historic fabric or significance.

5.6 39-41 Coney Street - originally 3 houses early C18, late C18 with richer interiors; modernised in late C20 and 41 a mid-C19 house with C20 shopfront. The latter is included in the listing for group value as integral part of this important historic street. These buildings have been merged. The original plan form is evident on the upper floor of 39. The proposed reinstatement of a rear section to No. 41 is a beneficial repair the floor plan. Modern shop fronts would be replaced; the proposals are more appropriate to the building in their traditional proportions, detailing and materials. The demolition of the mid/late C20th rear section (which spans across multiple historic plots and extends down to the riverside) is regarded as not harmful; it reveals the original rear sections of the buildings. There is no harmful impact on the setting of the buildings; the original plot form is not eroded.

5.7 The (late medieval) industrial heritage of Coney Street, with long narrow plots and a presence of lanes leading down to the river pre-dates the buildings the subject of this application which were introduced in the C18th and C19th. In the C18th and C19th period townhouses, some incorporating shops, were introduced, in some cases existing houses were re-fronted, concealing older structures behind. Within the plots leading down to the river, there were a mix of gardens to affluent properties and commercial and industrial uses. By the C19th the area became increasingly commercial. On the 1852 map there is evidence of plots combined to create larger commercial premises. This trend continued through the C20th also influenced by damage during bombing raids in 1942. The Woolworths (now Boots) store, which it is proposed to demolish was completed in the 1950's. The street was the primary shopping street in the city in the post-war period and again saw plots merged and premises expanded to provide larger commercial floorplates.

5.8 The significance of the listed buildings lies in remnants of historic plot form, group value townscape value of the buildings fronting Coney Street, the remaining plan form and architectural interest in the interiors. Significance has been substantially eroded by C20th commercial uses and creation of commercial floor plates spanning across historic plots. All of the listed buildings affected have had mid/late C20th rear extensions that span across multiple plots and extend down to the riverside.

Impact on significance

Listed Buildings

5.9 The scheme has been revised on multiple occasions to address objections in respect of impact on the historic and architectural significance of the listed buildings and the conservation area.

- The internal layouts within historic sections of listed buildings has been revised so the sub-division between buildings and plan form is preserved.
- External elevations have been revised so historic window articulation is preserved (in certain areas more traditional detailing is restored; secondary glazing is proposed on the grounds of energy efficiency and noise reduction). The Coney Street / Waterloo Place elevation has been revised to give it a more human scale and address issues raised with the articulation at the corner leading into Waterloo Place.
- Proposed building heights on the riverside have been lowered to acceptable degree; they respect local building heights in this section of the riverside, they continue to allow views of the historic townscape of the buildings beyond and the massing respects the variety found in the townscape within the Central Historic Core Conservation Area.

5.10 The original plan form on the upper floors of each listed building would be preserved. At ground floor level plan form has been lost to accommodate commercial uses; evidence remains on upper floors which have been underused and neglected in the C20th. Historic plot widths are therefore legible in the listed buildings fronting Coney Street and in their function. External works respect the proportions, details and use of materials of the building's significance; the condition of the listed buildings is enhanced.

5.11 Whilst the new blocks span across multiple plots, in their riverside articulation they reference the plot widths of the groups of buildings along Coney Street. There is therefore no harmful change to the setting in this respect; the entire site along the riverside is characterised by modern extensions which span across plots and are of disproportionate scale to the historic frontage buildings.

5.12 A benefit of the scheme is that the later rear additions to listed buildings are removed. The later additions were introduced to provide enlarged commercial floorplates and are of unsympathetic scale and span across multiple historic plots. Following demolition, rear courtyards are then introduced in zone 3 and there is separation created between the historic buildings fronting Coney Street and the new build proposed along the riverside. This element of the scheme would better reveal the historic scale and form of the listed buildings affected.

5.13 Roofs are expected to require a degree of insulation to accommodate the proposed student use and be compliant with modern building regulation standards. These areas are yet to be investigated. A methodology could be approved by way of condition to ensure these works respect fabric of historic significance.

5.14 The historic domestic sections of listed buildings, fronting onto Coney Street are preserved by the scheme. No harm to the setting of listed buildings within the scheme is identified as a consequence of the new build, primarily because the buildings affected have already had their settings affected by large scale rear extensions of commercial design. The scheme, to some degree, reverses this harm, provides relief to historic rear facades and external amenity space is provided in zone 3 (courtyard access from Coney Street is created through nos.29-31 which are not listed).

Conservation area

5.15 NPPF para. 203 advises that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

5.16 The demolition proposed is not objected to in principle. It removes unlisted buildings and structures that are either late 20th century and/or functional extensions of proportions that do not respect the domestic scale of the listed buildings fronting Coney Street. It is acknowledged this presents a regeneration opportunity to deliver an enhanced riverside setting. The assessment is therefore whether the proposed scheme is overall beneficial or harmful to the Central Historic Core Conservation Area (its historic and architectural significance) and if there is less than substantial harm, whether this outweighed by the public benefits of the scheme (whilst giving great weight to conservation as required by NPPF para.205); this follows the approach contained in NPPF section 16 in respect conserving and enhancing the historic environment.

5.17 The harms to the Conservation Area identified as a consequence of the scheme are –

Zone 3

- Harm to legibility of historic urban grain because the proposed leisure units fronting the riverside span across multiple historic plots and are taller than existing buildings. Legibility is eroded because new buildings are taller and more dominant thereby reducing views through to the rear elevations of the original/frontage buildings. The appearance of primary forms facing the street with lower rear extensions and gardens leading to the river, giving a clear hierarchy of historic plot width and development is reduced.
- Loss of wider views beyond the riverside buildings due to replacement buildings being of a higher scale.

5.18 The level of harm is regarded as less than substantial and at the lower end of the scale. The existing development (which is modern and to be replaced) cuts across multiple plots. The level of harm to loss of wider views is very low. The height of the new riverside buildings is varied; between 5 and 3.5 storey in height and appropriate in the historic townscape (taking into account form and articulation and referencing historic plot widths). This variation retains a degree of views beyond these buildings of the townscape beyond. Whilst some loss of views of the frontage buildings on Coney Street would still occur, this is of rear elevations; not typically exposed to public views in the historic core.

Zone 4

- The buildings do not restore, but further deviate from historic plan form (Design & Conservation Officers are now satisfied with the scale and massing of Zone 4).
- The side elevation of 4 Spurriergate would be exposed due to the creation of Waterloo Place.

5.19 Waterloo Place would be a new street leading down to the river. Its width has been subject to adverse comments because it does not adhere to the narrow width of historic snickleways and side streets in this section of the central historic core and it would expose the side elevation of the neighbouring listed building. The width is determined by the Yorkshire Water sewer beneath and their easement requirements. The constraint allows for a public space, opposed to a narrow side street, which would be a substantial benefit and as revised the proposed building that would front it has been given a human scale through its architectural treatment.

The treatment of the corner, that would be viewed from Coney Street, which was originally subject to adverse comment, has been re-designed and the Council's design team is satisfied with the current approach. The creation of this new public realm is regarded to be beneficial overall. The public benefits clearly outweigh the harm that would result from exposing the side elevation of Grade II listed 4 Spurriergate.

5.20 The proposals for zone 4 are also regarded as causing less than substantial harm, at the lower end of the scale. For both plots when assessing loss, regard must be given to the scheme as a whole.

Public Benefits

5.21 The public benefits in favour of the scheme are as follows -

Economic

- Competitive economy & support for growth; making the city centre more vibrant and improving the public realm.

In accordance with the NPPF these benefits attract significant weight.

Social

- Provision of vibrant communities a number and range of homes to meet need.
- Improved design; townscape and provision of public realm creating safe places and open space.
- Provision of Waterloo Place which would become a new public space, be of biodiversity value and complement commercial units in the city centre.

Substantial weight.

Environmental

- The significance of listed buildings on Coney Street is enhanced by providing a new viable use of the upper floors, respecting historic plan form and better revealing historic rear elevations by the removal of unsympathetic C20 extensions. The scheme in this respect is consistent with advice in NPPF para. 203 which states that in determining applications Local Planning Authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

- Improving biodiversity
- Moving to a low carbon economy - aligned with York's aspiration to be zero carbon. The buildings will meet policy standards for design and construction and importantly deliver car free living in the city centre.

Moderate weight.

6.0 CONCLUSION

6.1 The principle of the development, in terms of the composition of uses proposed, accords with the economic and social objectives of the NPPF, in respect of the economy and supporting vibrant communities and delivering a range of homes. It is also consistent with DLP 2018 policy SS3 which relates to the city centre and its role in achieving the economic and social aspiration of the plan. In applying the NPPF the decision-maker must give significant weight to the economic benefits of the scheme (paragraph 85) and substantial weight to the delivery of housing that meets an identified need (paragraph 124). The provision of new public realm is also a substantial benefit the scheme would deliver.

6.2 When a local planning authority finds that a proposed development would harm the special architectural or historic interest of a listed building or would harm the character or appearance of the Conservation Area, the authority must give considerable importance and weight to the desirability of avoiding such harm to give effect to its statutory duties under sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.3 The scheme would not cause harm to the listed buildings the subject of this application. The scheme would cause less than substantial harm, at the lower end of the scale, to the character of the Conservation Area. Substantial public benefits have been identified that clearly outweigh the harm and these are set out in paragraph 5.21 of this report.

6.5 There are multiple public benefits to the scheme which cumulatively are substantial; they are economic, social and environmental. These public benefits are also to the significance of the listed buildings the subject of this application and include putting them to a use consistent with their conservation, as advocated by NPPF section 16. The external works improve the significance of the listed buildings, including by better revealing their historic scale and form and the internal

works preserve remaining historic plan form and bring the upper floors back into use. In applying paragraph 196 of the NPPF, which advises that the harm should be weighed against the public benefits of the proposal, the public benefits of the scheme overall clearly outweigh the harm and justify approval of the scheme, notwithstanding the considerable importance and weight attached to this harmful impact.

6.6 If the Council are minded to approve the application, then referral to the Secretary of State would be required; due to the objection from a statutory consultee which is one of the amenity societies, in accordance with the Arrangements for Handling Heritage Applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021.

7.0 RECOMMENDATION: Approve subject to referral to the Secretary of State and the following conditions:

1 TIMEL2 Development start within 3 yrs (LBC/CAC)

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Location plan 0001 P3
Site plan 10000 P4
Phasing plan 1200 P4
Landscape GA P20997-00-001-GIL-0100 revision 11

Typical student room 7000 P2

Site wide Elevations

Coney Street 1301 P4
Riverside 1300 P4

Listed Buildings - Door Types and Schedule 5020 P2

Riverside wall

Zone 3 section 1501 P4
Zone 4 section 1500 P4

Cycle strategy 1200 P3
Cycle stores 1205 P1
Access strategy 1203 P2, 1204 P2, 1206 P1
Refuse strategy 1201 P3

Zone 2 (19 Coney Street) and Zone 3 (21, 23, 25-27, 29-31, 33 Coney Street)

Floor plans and roof

Level 00 1100 P5
Level 01 1101 P4
Level 02 1102 P4
Level 03 1103 P4
Level 04 1104 P4
Level 05 1105 P4
Roof 1106 P4

Floor plans showing works to listed buildings

1107 P3
1108 P4
1109 P4
1110 P3
1111 P3
1112 P3

Doors, joinery and ceiling, cornice plans

5002 P1
5003 P1
5004 P1
5012 P1
5013 P2
5014 P2

Elevations

Coney Street elevation 1300 P3
No.19 Coney Street 1305 P3
No.21 Coney Street 1306 P1, 1307 P3
No.23 Coney Street 1308 P3, 1309 P2
No.25-27 Coney Street 1310 P3
No.33 Coney Street Rear 1314 P2

Large scale details 2002 P4, 2004 P3
Internal door types 5020 P2

Zone 4

Proposed demolition

0601 P3
0602 P3
0603 P3

0604 P3
0605 P3
0606 P3

Floor plans and roof

Level 00 1100 P5
Level 01 1101 P4
Level 02 1102 P4
Level 03 1103 P4
Level 04 1104 P4
Level 05 1105 P4
Level 06 1106 P3
Roof 1107 P4

Floor plans and roof showing works to listed buildings

1108 P4
1109 P4
1110 P4
1111 P4
1112 P4
1113 P4

Listed Buildings - Doors / Joinery Plans

Level 02 5002 P4
Level 03 5003 P3
Level 04 5004 P4

Listed Buildings - Ceiling / Cornice Plans

Level 02 5012 P4
Level 03 5013 P3
Level 04 5014 P4

Elevations

Coney Street 1300 P3
Riverside 1301 P3
Waterloo Place 1302 P3
Courtyard 1303 P3 & 1304 P4
No.39-41 Coney Street Demolition Elevation (Front) 1306 P2
No.39-41 Coney Street Proposed Elevation (Front) 1307 P3
No. 39-41 Coney Street Demolition Elevation (Rear) 1309 P2
No. 39-41 Coney Street Proposed Elevation (Rear) 1310 P3

Sections

1500 P3, 1501 P3, 1502 P3, 1503 P3, 1504 P3, 1505 P3, 1506 P3

Large scale details
2002 P3, 2003 P3, 2004

Proposed Works to YW Infrastructure drawing
202070-BGP-01-00-DR-C-52-01144 rev P01.

Flood zone/storage drawings
202070-BGP-01-00-DR-C-52-01141 P02
202070-BGP-01-00-DR-C-52-01142 P02
202070-BGP-01-00-DR-C-52-01143 rev P01

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

3 Interior audit / recording

A programme of archaeological building recording, specifically a photographic recording of the interior of the listed buildings within the site shall be submitted to and approved by the local planning authority in writing prior to commencement of development on the relevant listed building. The programme of recording shall identify features of significance that are to be retained in-situ (and the extent of repairs where applicable) and the development shall be carried out in accordance with the approved details.

Reason: In accordance with Section 16 of NPPF as the buildings on this site are of archaeological and historic interest and must be recorded prior to demolition, alteration or removal of fabric.

4 Schedule of works

Prior to commencement of works on the upper floors of the relevant listed building a method of works statement, explaining how the works specified below would affect the significance of the architectural and historic importance of the building shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

- Roof structure upgrade and installation measures.
- Bathroom pods.

Reason: In the interests of impacts on the significance of listed buildings.

5 Repairs and use of materials

Prior to commencement of works to the relevant listed building a schedule of repairs and samples for repointing, replacement bricks, new brickwork, render repairs or

new render, any external paint, new roof coverings or replacement slates or roof tiles, as well as new paving or similar shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to first occupation of the relevant listed building.

Note: Sample materials shall be made available for inspection at the site. Please make it clear in your approval of details application when the materials will be available for inspection and where they are located. Samples should be provided of sufficiently large size to be able to appropriately judge the material (including joints/fixings where an important part of the visual quality of the material), and to be provided together where materials are seen together.

Reason: In the interests of the historic and architectural interest of the listed buildings.

6 Windows

Prior to commencement of works to the upper floors of the relevant listed building a schedule of repairs and works to windows, including full details of secondary glazing (shown in context) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to first occupation of the relevant listed building.

Reason: In the interests of the historic and architectural interest of the listed buildings.

7 Shopfronts

Prior to commencement of construction (of the building envelope) of the relevant listed building large-scale details of the works to shop fronts shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: In the interests of the historic and architectural interest of the listed buildings.

8 New partitions

All new partitions shall be scribed around existing historic details.

Reason: In the interests of the significance of the listed buildings.

