

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE – 6.02.2018

Application	4
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Application Number:	17/00029/LBC	Application Expiry Date:	7th March 2017
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Application Type:	Listed Building Consent
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Proposal Description:	Listed building consent for demolition of 1 & 2 Market Place in connection with proposed redevelopment of the site.
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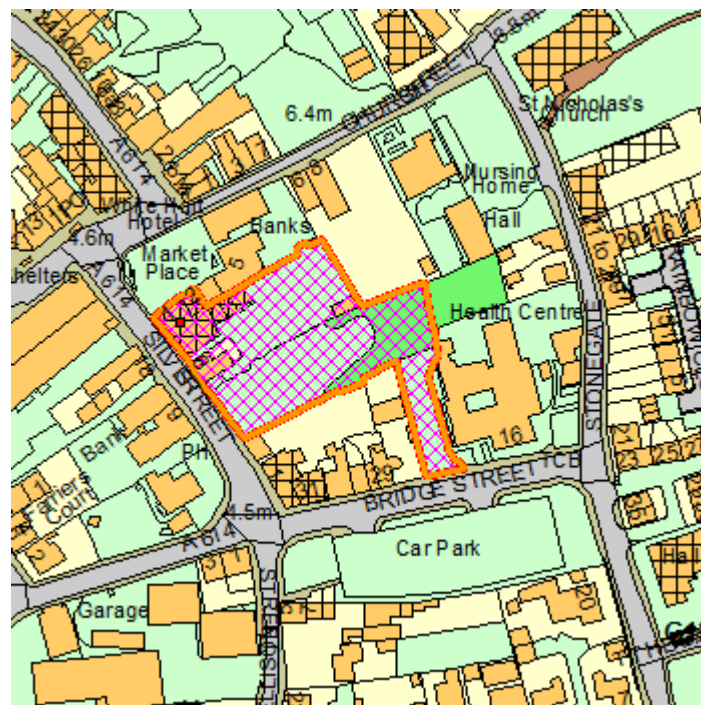
At:	1 - 2 Market Place Thorne Doncaster DN8 5DW
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For:	Commercial Development Projects Ltd
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Third Party Reps:	4	Parish:	Thorne Town Council
		Ward:	Thorne And Moorends

Author of Report	Gareth Stent
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MAIN RECOMMENDATION:	Grant subject to referral to the case work unit.
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1.0 Reason for Report

1.1 The application is presented to committee as the accompanying full application reference 06/00427/FULM is required to be presented to committee. The application also involves the demolition of a Listed Building and has received objections from several Civic Societies and is not regarded as a routine minor development. The application therefore is required to be represented to committee for determination and therefore cannot be determined by my delegated powers.

2.0 Proposal and Background

2.1. The application seeks to demolish the Listed Buildings known as 1-2 Market Place Thorne. The application as originally described included No.8 Silver Street, however this was omitted from the description as No.8 isn't listed and isn't regarded as a curtilage building. The demolition of No.8 is being considered under the full application 06/00427/FULM for the demolition of buildings and the wider sites redevelopment which is also on this committee.

2.2 The buildings have had a long protracted history and were once important features within the Thorne Conservation Area, however over time through neglect and none operation use, they have fallen into disrepair. No 1 & 2 Market Place are Grade II Listed Buildings. This proposal now seeks the demolition of all buildings and the total redevelopment of the site.

2.3 This 2006 full application has been resurrected by the submission of amended plans. The demolition of 1 & 2 hence therefore requires a standalone Listed Building consent for demolition.

2.4 The application is supported by a Heritage Statement that justifies the demolition of the building and details what attempts have been made to dispose of the building and to secure the building from the weather.

2.5 1-2 Market Place occupies a corner plot within the Market Place and within Thorne Conservation Area. No. 1 Market Place was once a hardware store known locally as Hirsts. No.2 was the market Chip shop.

3.0 Relevant Planning History

3.1 The history section shows that back in 2005 an attempt was made to redevelop this site by the submission of a Conservation Area Consent (05/01725 CAC) to demolish 1 & 2 Market Place and No.8 Silver Street and redevelop the site for a retail facility under planning reference 05/01724/FULM.

3.2 During these negotiations and consideration of the Conservation Area Consent, buildings 1-2 Market Place were listed on the 8th November 2005. As such 1 & 2 Market Place were removed from the consideration of the Conservation Area Consent application and a separate Listed Building Consent for demolition of 1 & 2 Market Place was applied for. The full application was refused, as it was deemed the building is capable of being repaired and insufficient efforts have been made to secure the reuse of the property.

- 3.3 The Listed Building application was also refused by the planning committee as the building was not in a structurally dangerous condition and could easily be repaired. The committee considered insufficient efforts had been made to secure the repair or reuse of the building through maintenance, grant assistance or offer for sale or lease. No suitable scheme for the redevelopment of the site had been put forward. The view was that the building is an important part of Thorne Conservation Area and contains historic elements that should be preserved.
- 3.4 The Conservation Area Consent (05/01725/CAC) now limited to No.8 Silver Street was part granted for the demolition of the rear buildings connected with No.8 and refused for the frontage building No.8.
- 3.5 Following the above refusals, 3 further applications were submitted, a new Conservation Area Consent for No.8 Silver Street (06/00429/CAC), similarly a Listed Building application for 1 & 2 Market Place 06/00428/LBD and the current application 06/00427/FULM. The proposal was to retain the frontages of the buildings in connection with the sites redevelopment. All three applications were deferred from planning committee over 10 years ago. The Listed Building application and Conservation Area Consent have since been withdrawn.
- 3.6 The scheme has been 'moth balled' over recent years pending further discussions over the design and more importantly the condition of the buildings with a view to still seeking total demolition and rebuild. The relevant references are as follows:
- 01/1807/P Change of use of dwelling to offices and formation of car park to rear. Granted. 10.07.2001 No.8 Silver Street
 - 05/01724/FULM Erection of retail development on approximately 0.21ha of land following demolition of existing buildings. Refused 20.02.2006
 - 05/01725/CAC Conservation Area Consent for the demolition of 8 Market Place. Part Granted (Rear buildings) and Part refused (frontage) on the 20.2.2006
 - 05/03534/LBD Listed Building Consent to demolish buildings (1 & 2 Market Place) in connection with proposed retail development refused 20.2.2006.
 - 06/00429/CAC Conservation Area Consent for demolition of offices retaining existing facade and demolition of brick barn in connection with erection of new retail outlet. (No 8 Silver Street). Withdrawn.
 - 06/00428/LBD - Listed Building Consent for demolition of shop/offices and retention of existing facade in connection with erection of new retail outlet (1/2 Market Place) withdrawn.
 - 06/00427/FULM –Demolition of 8 Silver Street and the sites redevelopment for A1 purposes. Also on committee.(pending)

4.0 Representations

- 4.1 The application was advertised along with the re-advertisement of application 06/00427/FULM. This involved the posting of x3 sites notices, advertised in the Press (appeared Thursday 26th Jan 17) and by letter to adjoining landowners within the vicinity of the site. The application has also appeared on the social media site of the Thorne Times.

This accords with Article 13 of the Town and Country Planning (Development Management Procedure) Order. The applications received a small number of responses which were mainly directed at the full application as opposed to the Listed Building Consent. These are shown more fully in the 06/00427 and highlighted only where they relate to Listed Building issues for the purpose of this report.

4.2 2 letters of representation have been received from a local resident. The observation is as follows:

- In mitigation for the loss of the building more attention should be paid to the interior of the new building i.e. replacing as much of the lobby as possible and keeping key furniture (fire places stair cases) for display purposes.
- Part of the building would make "an ideal setting for a small local history museum and information centre inside the building would be in the 'Market Chippie, where a 17th Century fireplace still remains; in other parts of the building we would like to include the history and information of Thorne and Hatfield Moors together with the RSPB; perhaps a coffee shop or tea rooms extending onto the Market Place in the summer. This building would be used to educate our local community, especially our younger generation, also visitors with regards to our local history, provide craft skills and employment while creating accommodation for local people."
- One idea is to locate Thorne/Moorends Town Council in the premises so as to be central and could give some security for the above proposal.

4.4 1 letter of support was received;

- The property has been in a very poor state of repair for many years and is now beyond any reconstruction and unsafe, demolition is the only option. The proposed new build will be of great benefit to the community, the conservation group should be discounted as they do not want the area to be improved. The new build has been developed to enhance the historical features.
- The buildings in question are in a dilapidated state and whilst the demolition of listed buildings isn't favoured, in this case it would be more beneficial to Thorne and the area in question.
- We have recently seen the transformation of the old mailed horse public house, into a well presented, well fitting addition to a prominent place in Thorne.
- If the same attention to detail is used to re-build the Market place buildings in keeping with original design, yet providing a useful retail offering to the heart of Thorne, would benefit the local economy and bring life back into the Market Place.

4.5 1 letter objection:

- A report to Council dated as recently as January 7th 2013 among the documents under this reference number should be highlighted. The Report quotes a structural report by Ove Arup as saying "it [the property] is more than capable of being brought back into use". A Report for English Heritage indicated that there is insufficient justification to demolish the building on structural grounds. These Reports cast a different light on the quality of the building albeit with the passage of four years. I would second Mr Lamb's suggestion that three reports be added. Having said that it is clear that it will take a considerable amount of money to return the building back to something like a workable structure. Thorne has always been a poor relation and it is very doubtful whether the necessary funds will be available to reconstitute it.
- Nos 1 & 2 Market Place have been treasured by the inhabitants of Thorne. On the other hand the state of the building presents a degree of blight on the townscape and the people of the town are tired of the situation. 'Something must be done' is the virtually unanimous feeling.
- Mitigation- Having said that, it pertains to the structure as a whole and the evidence presented by the applicants emphasises largely the exterior. There is considerable evidence that parts of the interior have merit, which ought to receive attention. It is believed that the technical term is 'mitigation'; meaning to preserve some parts of the fabric from the wreck of the whole. The List entry Description of the Listed Building Designation tells of important features worth preserving. The applicants should address this, not only by keeping a record as part of a planning condition, but also by physical preservation. The example called to mind is the Down and Weald Museum where historic buildings are brought together as story of the development of building in this country. It is not known if there is any like facility in this region, but Normanby Hall at Scunthorpe hosted a wattle and daub reconstruction some years ago. Maybe Brodsworth Hall or Cusworth Hall in the vicinity of Doncaster could find a home for the features of historical merit to be found in 1&2 Market Place.

5.0 Thorne Town Council

- 5.1 This application was considered by the Town Council at its meeting of 24th January 2017. The Town Council welcomes this proposal and the associated site redevelopment in that it would remove a long standing eyesore which has blighted the Town centre for many years. The removal of these derelict buildings will be a major boost for Thorne Town Centre.

6.0 Relevant Consultations

- 6.1 Many of the responses from the Civic Societies are as per the January 2017 consultation and relate to both the full and listed building consent simultaneously. The full application has been recently re consulted upon, however no further re consultation has been required for this demolition Listed Building application. The civic societies in their responses tend to comment on both the full and listed building consents simultaneously. These will be updated where necessary as pre committee updates.
- 6.2 Victorian Society - Objection. The proposal would result in the total and unjustified loss of designated heritage assets and cause serious harm to the special interest of the Conservation Area. The society echo the concerns raised by others over the proposed demolition of 1-2 Market Place and are not convinced that the loss of these buildings has been justified in accordance with the NPPF. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 obliges the Council to ensure that any development preserves or enhances the conservation area. The demolition of a building of local significance, one that makes a positive contribution to the character and appearance of the Thorne Conservation Area, would therefore conflict with legislation. Paragraph 137 of the National Planning Policy Framework also emphasises that proposals that preserve those elements of a Conservation Area that contribute to its significance “should be treated favourably”.
- 6.3 Georgian Group - The Georgian Group wishes to register its objection to the proposed total demolition of the listed building. At the time of listing in 2005 the building retained seventeenth and eighteenth century fixtures and fittings of considerable interest including two eighteenth century staircases, panelling, and chimneypieces. The Group Note the efforts that have been made to find a sustainable new use for the historic buildings on the site and to secure grant aid for its repair. What is less clear from available documents, is what efforts have been made in recent years to prevent the further deterioration of the building’s fabric.

Whilst the Group is aware from the supporting documentation that the building is in a state of considerable disrepair, it is not clear what now survives internally. It is also not clear whether it would be practicable to retain the most important of the surviving elements of the building’s historic fabric within any new development of the site as a whole. Further work should be undertaken to assess the practicability of this option.

As the proposed works of demolition would cause the total loss of a Grade II listed building, and substantial harm to the surrounding core of the Conservation area which includes the Market Place, demolition must be necessary to achieve substantial public benefits. From the available supporting documents The Group cannot be convinced that the total redevelopment of the site represents the only viable option for achieving the public benefit which the applicants aim to achieve, or that the four key tests set out in para 133 of the NPPF have been met.

6.4 Doncaster Civic Trust: Objects to the demolition and the associated loss of historic fabric. All the buildings should be restored and integrated into the new development. The evidence for the demolition/reconstruction approach needs to be thoroughly tested. If it is accepted by Historic England and ultimately by the Secretary of State that the loss of the buildings can be justified on grounds of their condition and the problematic viability of repair/restoration, then the new development needs to be more carefully designed. Although efforts have been made to replicate the existing buildings, faithful reproduction is required. The current proposals show an olde-worlde appearance when a more robust appearance would be appropriate for Thorne. Accurate details and carefully selected materials will be essential.

6.5 Conservation Officer – Overall the exceptional circumstance of demolition of 1/2 Market Place is considered to have been justified subject to the acceptability of the replacement scheme.

6.6 Ancient Monument Society (AMS): Defer to Historic England's advice. The Ancient Monuments Society (AMS) has seen Historic England's representations on the proposed demolition of 1-2 Market Place and 8 Silver Street (letter of 2 February 2017, Ref L00547734). The AMS is happy to defer to them on the acceptability of the demolition of 1-2 Market Place and understand there have been detailed discussions between them, your authority and the applicant over the years and that many attempts have been made to secure a future for the site.

6.7 Historic England (HE) – No objection providing the council is satisfied that the requirements of paragraphs 132 and 133 of the NPPF are met in determining the application. Historic England's preference would be to see the repair and retention of the existing buildings in conjunction with the redevelopment of the site. However, they acknowledge the poor and deteriorating condition of 1-2 Market Place and the visual impact these buildings currently have on the appearance of the Conservation Area.

HE state that the demolition of 1 & 2 is regrettable and that they have worked with the authority and building owners for many years to try and find a solution for this key site within the Conservation Area. HE agree with the changes requested to the design and are satisfied with the documents and justification given with regards to the upkeep of the building and alternative uses.

6.8 SPAB – The Society for the Protection of Ancient buildings. Objection

The SPAB visited Thorne in 2013 and were struck by the history and great character of the town. SPAB were also mindful of the challenging social, economic and employment circumstances of Thorne and how some of these difficulties manifested in the redundancy and neglect of a number of buildings and areas. However, there appeared to us to be great potential to improve the town's future by building upon its inherent special qualities and charm, but sadly such opportunities had not yet been embraced. A few years since that visit, with several buildings at risk, and the condition of the conservation area categorised as 'very bad' and 'deteriorating' the ongoing situation in Thorne is quite worrying.

SPAB were concerned why the 2006 application had been left undetermined and concerned that the council were in discussions over the past decade with the owners regarding the redevelopment scheme and the design of the replacement buildings(s) when no consent had been given for demolition and no evidence of actions taken to remove the ongoing and worsening risks posed to and by the buildings.

SPAB fail to see how the demolition of all the buildings and replacement with a pseudo historic simulacrum would preserve or enhance the character or appearance of the conservation area. SPAB were also concerned with the measures the applicant had undertaken to keep the building in good health and 'stop the rot' and to find alternative uses since they acquired it in 2004.

SPAB also seek to understand the reasons why the Local Planning Authority do not appear to have used the statutory tools available to them to prevent the building from falling into further disrepair, i.e. Compulsory Purchase Order.

SPAB does not consider this to be an exceptional case and are not convinced that the substantial harm and loss that would result from the proposed demolition and redevelopment is necessary to achieve substantial public benefits that outweigh that harm or loss, or that all of the following tests have been met. For this reason and the reasons set out above SPAB advise that the current applications fail to meet the requirements of Sections 16, 66 & 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 and paragraphs 128, 130, 132, & 133 of the National Planning Policy Framework and should be refused.

6.9 South Yorkshire Archaeological Service – In matters relating to listed buildings and buildings within conservation areas, SYAS defers to the advice given by DMBC's Conservation Officers and Historic England. That is the case in this instance. However, we also wish to reiterate the recommendations we made on this application in 2006. Our preference would be for the retention of these historic buildings but, if consent is granted, a condition should be attached to secure a scheme of historic building recording and archaeological evaluation of any below ground deposits in order that a scheme of mitigation can be agreed.

6.10 Highways - If approved then Highways Network Management would need to be involved if a road closure was necessary for demolition works.

7.0 Relevant Policy and Strategic Context

7.1 The policies which relate to Listed buildings are referenced as the full application details the wider planning policies.

National Planning Policy Framework (NPPF)

7.2 The National Planning Policy Framework (NPPF) (2012) is the national tier of planning guidance and is a material planning consideration in the determination of planning applications.

7.3 Section 12 of the NPPF has the most relevance to this application entitled 'Conserving and enhancing the historic environment'. More specifically paragraph 132 of the NPPF 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. It further states that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification; and that substantial harm to or loss of a grade II listed building should be exceptional.

7.4 It is a core planning principle that heritage assets are conserved "in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations".

7.5 Paragraph 130 of the NPPF states that; 'Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.'

7.6 Paragraph 131 of the NPPF states that local planning authorities should take account of the "desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation". It highlights also the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality. Paragraph 132 stresses that "great weight" should be given to the preservation of heritage assets. It further states that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification; and that substantial harm to or loss of a grade II listed building should be exceptional.

7.7 Given that under Para. 132 of the NPPF demolition of a listed building is considered exceptional as heritage assets are irreplaceable there needs to be clear and convincing justification. Under Para. 133 of the NPPF this is by demonstrating that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term
- through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.

Core Strategy:

7.8 CS 16 – Valuing our historic environment.

7.9 Finally the relevant saved Unitary Development Plan sections include:

ENV 30 - Listed Buildings

7.10 Also of relevance to this application is the 1990 The Planning (Listed Buildings and Conservation Areas) Act 1990. Also the act requires that in the exercise of planning functions and in considering works to Listed Buildings (s.16 & 66) decision makers are required 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.

8.0 Planning Issues

8.1 The council do not receive many applications for the demolition of Listed Buildings as generally such buildings should be preserved and enhanced. However in unique cases such as this where the presence of the building can inhibit a sites wider development then demolition can be considered. The main issue is simply whether the relevant tests outlined in Paragraph 133 of the NPPF are satisfied. The demolition will then allow the implementation of the scheme being considered under reference 06/00427/FULM.

8.2 The application was supported by a Heritage Statement which details the case for demolition and describes what measures have been taken to secure the building from further damage, the attempts to sell, find alternative uses and funding streams for the redevelopment of the building. This has been assessed by Historic England and the councils Conservation officer who have been working with the applicant to devise a suitable replacement scheme should demolition be permitted. The replacement scheme in terms of its design and impact on the Conservation Area is now fit for purpose.

8.3 1- 2 Market Place is a 17th century a Grade II Listed Building. The Market Place forms an important heart to the conservation area and is surrounded by many historic buildings that form a positive townscape to the area. 1 - 2 Market Place is considered as a building of special architectural interest as it represents the substantial survival in Thorne town centre of a 17th century lobby entrance plan house, remodelled and extended in the mid-18th century. Despite its unremarkable external appearance, at the time of listing it did retain much early fabric, and significant internal features, including a 17th century fireplace and two 18th century staircases. The 18th century refinement of earlier fabric and plan form is important evidence of the transition from vernacular to polite architectural form in an urban context. It has been empty for approximately 30 years and its condition is considered to be at extreme risk with fabric having deteriorated due to vandalism and being vacant.

8.4 The proposal is for its demolition and replacement. The history section shows that the building has previously been subject to listed building consent application for demolition in 2005 (under 05/03534/LBD) which was refused at the time as it was considered not to be justified. This was followed by application to retain its façade but demolish the rest in 2006 (under 06/00428/LBD). Given the main interest of the building was its interior layout and internal features rather than its exterior this was illogical and has now been withdrawn.

8.5 Given that under Para. 132 of the NPPF demolition of a listed building is considered exceptional as heritage assets are irreplaceable there needs to be clear and convincing justification. Under Para. 133 of the NPPF this is by demonstrating that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use

8.6 This is similar to criteria considered under saved policy ENV 30 of the Doncaster's UDP when considering demolition of a listed building.

8.7 Since the initial application in 2005 the owner, CDP, has looked at ways to potentially reuse the building but has not found one that would be viable as outlined in the application's Heritage Statement. The building has suffered from neglect and in 2007 needed the addition of replacement roof covering and scaffolding to prop the building. Whilst this has saved the building in the short-term it is also now difficult to find a practical way to remove this and ensure the building's long-term structural salvation. Also contained within the statement is that even after substantial marketing no plausible buyer has come forward.

8.8 At the same time there has been extensive dialogue and investigations to try to find grant assistance to help fund the restoration of the building by the Council with assistance from South Yorkshire Building Preservation Trust and Historic England (previously known as English Heritage) as again outlined in the statement. Despite this unfortunately no solution has been found to restore the building.

8.9 It has however been important that all of the above has been thoroughly investigated as without this the above criteria could not have been satisfied which given the complexity of the circumstances has taken time to be undertaken.

8.10 The final criterion is the benefit of bringing the site back into use. The merits of the scheme are discussed under the planning application (under 06/00427/FULM).

8.11 Finally as detailed above there has been significant concern from the Civic Societies over the applications particularly as they were not convinced that the buildings need to be demolished or what attempts had been made to secure alternatives uses and funding. There was also particular concern over what measures had been put in place to secure the building from the elements and stop its deterioration. The applicants provided additional justification and information in support of this and whilst more could have been done to keep the building from falling into disrepair, the applicants had not actively encouraged its deterioration.

8.12 The application needs to progress to a conclusion and whilst harm will be created by the loss of the existing buildings this is outweighed by the benefit of bringing the site back into use, in particular to the appearance of the Conservation Area. Officers consider the tests outlined in para 133 of the NPPF and ENV 30 to have been satisfied, particularly as general; support is offered from Historic England. Conditions controlling the quality of the materials, building recording and a contract for demolition are all suggested.

Highways

8.13 The site lies adjacent to the footway on the busy A614 which runs through the town centre of Thorne. Officers consulted highways DM to ascertain if the building's demolition would impact on the safety of pedestrians and the wider highway network with a view to rubble falling onto the highway. No demolition management plans have been submitted; however it's possible that the footway would need temporarily closing to allow redevelopment to occur. On this basis an informative is added which encourages the client to contact Highways Network Management prior to demolition occurring to ensure the highway if temporarily closed if necessary.

Archaeology:

8.14 Policy CS 15 seeks to ensure Doncaster's heritage is protected in particular its archaeological remains. The NPPF (para. 128) requires "an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". The South Yorkshire Archaeological Service were consulted and explained in matters relating to listed buildings and buildings within conservation areas, SYAS defers to the advice given by DMBC's Conservation Officers and Historic England. They did however wish to reiterate the recommendations they made on this application in 2006 over a preference to retain the historic buildings but, if consent is granted, a condition should be attached to secure a scheme of historic building recording and archaeological evaluation of any below ground deposits in order that a scheme of mitigation can be agreed.

9.0 Summary and Conclusion

9.1 Overall the exceptional circumstance of demolition of 1/2 Market Place is considered to have been justified subject to the acceptability of the replacement scheme being permitted. These will be added as pre committee amendments once drafted.

9.2 The application requires referral to the National Casework Unit due to the objections maintained by the National Amenity societies.

10.0 Recommendation

MEMBERS RESOLVE TO GRANT LISTED BUILDING CONSENT FOR THE PROPOSED DEMOLITION, SUBJECT TO THE REFERRAL OF THE APPLICATION TO THE NATIONAL CASEWORK UNIT.

THE HEAD OF DEVELOPMENT BE AUTHORISED TO ISSUE THE PERMISSION SUBJECT TO CONFIRMATION FROM THE CASEWORK UNIT SUBJECT TO THE FOLLOWING CONDITIONS.

01. STAT7 The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.
REASON
To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. SYAS **Part A (pre-commencement)**

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation *in situ* of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Part B (pre-occupation/use)

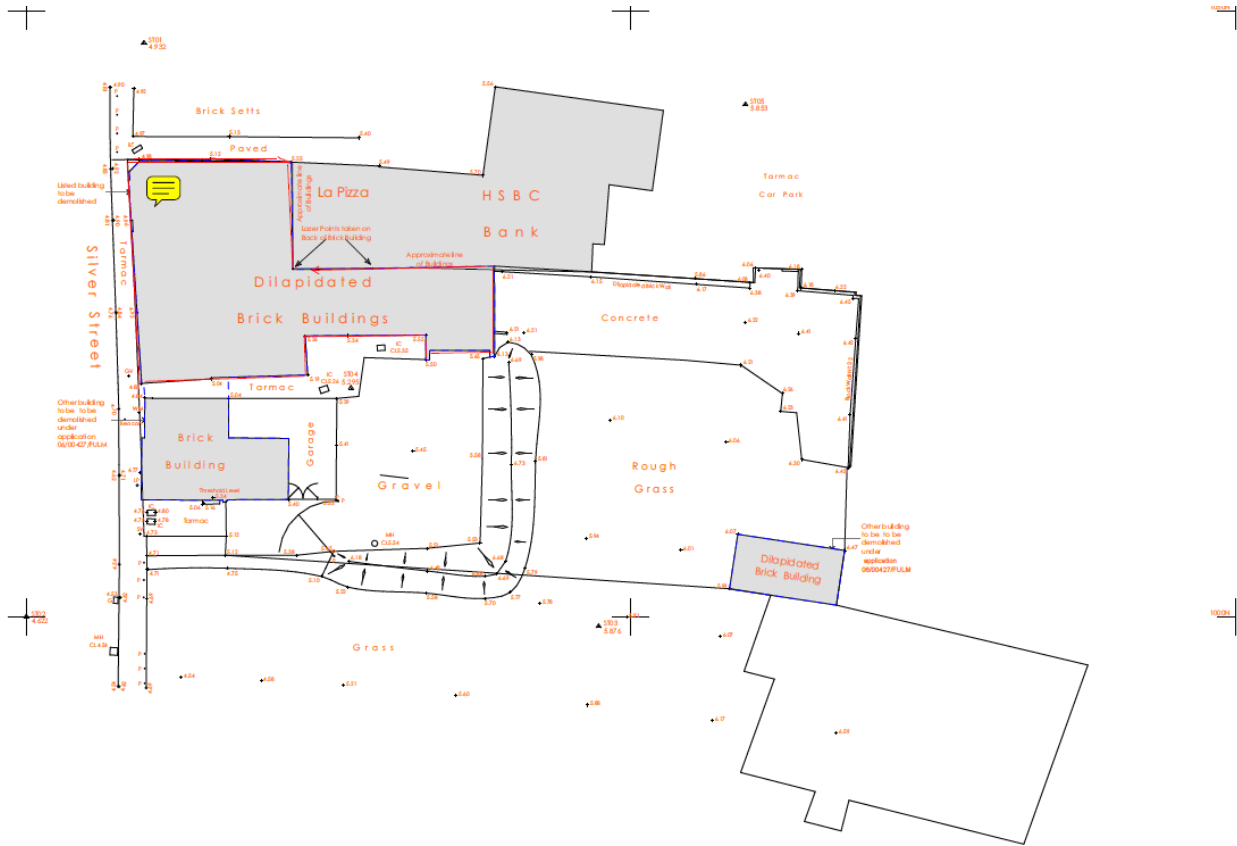
Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

REASON

To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

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.

Appendix 1-showing the extent of the demolition.



Appendix 2 – Existing elevations



1 - 2 MARKET PLACE

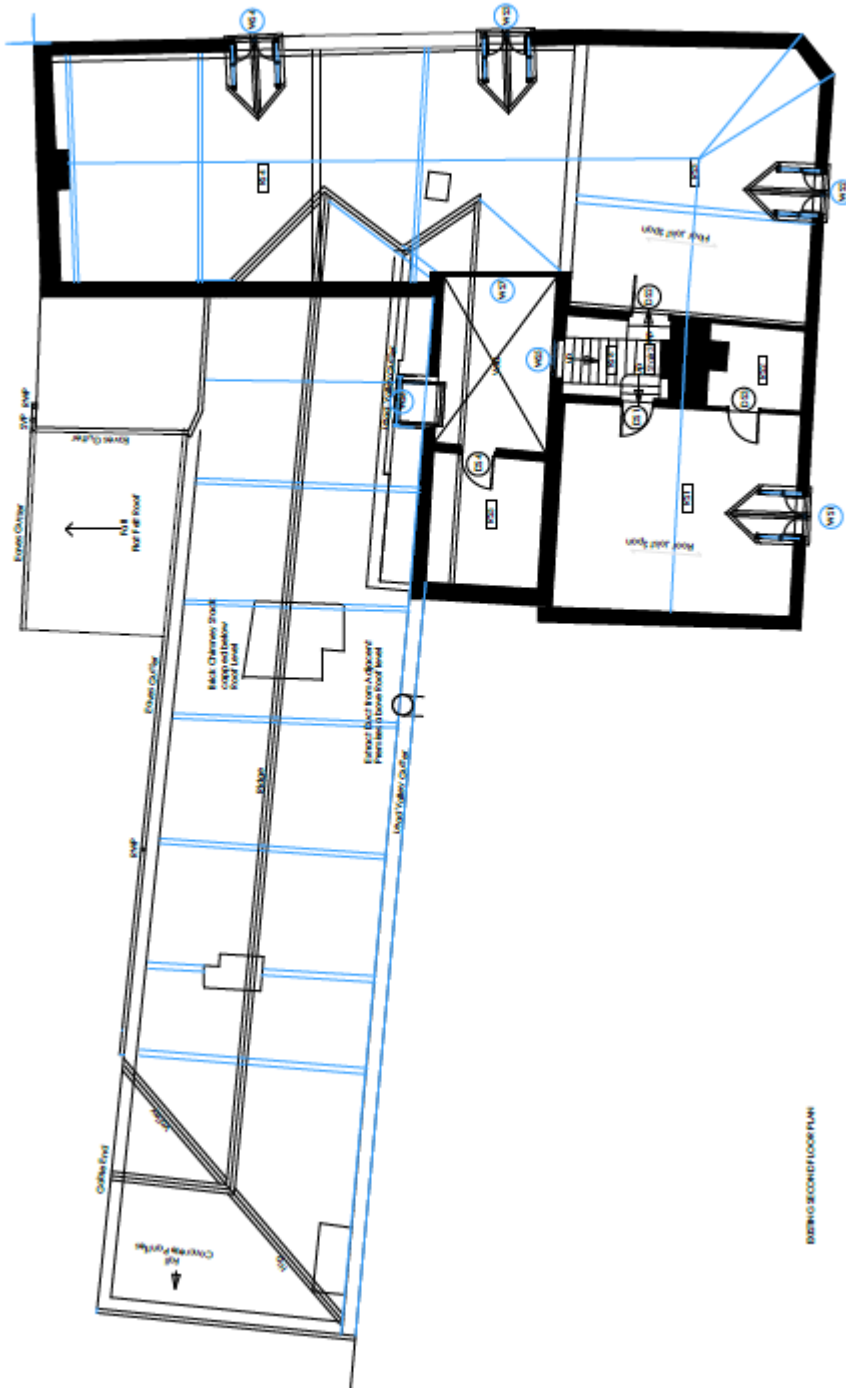


ELEVATION FROM SILVER STREET

Second floor.-

1:100

EXISTING SECOND FLOOR



EXISTING SECOND FLOOR PLAN

1:100

Existing Second Floor