

Application No: [W 16 / 2243](#)

Town/Parish Council: Warwick
Case Officer: Helena Obremski

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01926 456531 Helena.Obremski@warwickdc.gov.uk

Shire Hall, Northgate Street, Warwick, CV34 4SP

Proposed internal and external works to facilitate the use of the buildings as an events venue, including: external alterations, installation of gates, disabled access ramp and internal alterations consisting of the installation of additional toilets, acoustic improvements and associated fire risk assessment works. FOR
Warwickshire County Council

The application is being referred to Planning Committee because the application is made by Warwickshire County Council.

RECOMMENDATION

Planning Committee are recommended to grant planning permission.

DETAILS OF THE DEVELOPMENT

The applicant intends that the Old Shire Hall complex be used for private and corporate dining, conferences, events and weddings. Apart from the Great Hall there are a number of other rooms that can be used to host events. The first floor Judges' Drawing Room in the Judges' House could be used for pre-dinner and drinks receptions, the Judges' Dining Room could host fine dining, corporate hospitality and smaller team events, or be an exclusive wedding ceremony venue or reception area. On the ground floor, the High Sheriff's room would be a medium sized meeting, dining and wedding ceremony venue. The dungeons, cells and courtrooms could provide an additional opportunity for bespoke events allowing all of the spaces within the building to be used, though not necessarily simultaneously.

Specifically, the proposal includes the installation of iron gates to the side entrance of the building, facing Northgate Street, with ramp behind to provide disabled access to the rear of the site, following the removal of an existing single storey garage. Toilets will also be installed in the old "library" and acoustic provisions will be made in the main hall to prevent noise transfer to Northgate Street. A wireless CCTV system is proposed to ensure adequate security provisions throughout the venue.

The applicant has provided details to show that the maximum capacity of the whole venue is 500 people, with the main events being held in the main hall. The site is in a sustainable location, with nearby County Council owned car parks which could be used outside of normal office hours for parking provision.

The venue is already used to host a variety of civic and ceremonial events, for example an event for the Royal Warwickshire Fusiliers hosting around 350 standing guests in the Old Shire Hall itself and another annual event for similar numbers for the High Sheriff; an evening staff awards ceremony with gala dinner for the Law Society for 140, which included a short dance performance to classical music; and a 2 day event supporting a graduation ceremony for around 300 graduates. The Judges' Dining room hosts around 40 guests for council dinners and the Jury Rest Room can host meetings for up to 20.

The applicant's Design and Access Statement notes that market research carried out on behalf of the council identified a market for a high-end event venue in Warwick. To achieve this, the venue needs to be of superior quality in every aspect of its offer, especially in the detail. Research concluded that hiring the venue exclusively is an important factor for potential clients and that parking and accommodation are not limiting factors.

The Design and Access Statement states that the County Council agreed to pursue a proposal for the development of a premier event venue based within the Old Shire Hall and Judge's House Complex. The proposed approach addresses Warwick District's Local Plan priorities identified as supporting the growth of the local economy and maintaining and promoting thriving town centres for its future sustainable prosperity.

After consideration of all the bids by the elected members of the County Council it was agreed to support the in-house bid. In doing so, the elected members stressed the Council's civic responsibility, and that the Council's bid will ensure a high quality service reflecting its good reputation. The proposals were recognised for the importance placed on keeping this historic building in use and for the innovation required to deliver the business plan.

Importantly, the Council itself will be the sole shareholder of the trading company, so that all the company does is subject to the oversight of elected members who are themselves democratically accountable. The trading company, which is the trading body of a public authority, intends to be maximally sensitive to the needs of local residents and it will ensure that local residents will not be unreasonably disturbed, particularly at night.

THE SITE AND ITS LOCATION

The application relates to the Grade I listed Old Shire Hall, built in 1750 which is located within Warwick town centre and Conservation Area. The complex is comprised of a collection of highly significant heritage assets including *Shire Hall with the old law courts* fronting Northgate Street, *the Judge's House* fronting Northgate Street, and the *county offices incorporating the former county gaol and militia barracks* with frontages on Northgate, Barrack Street, and Market Square. The site has retained a significant civic function since at least the 1570s when the county courts and gaol were transferred from Gerrard Street to a site on Northgate.

Shire Hall:

The Hall was built between 1753-4 by William and David Hiorn of Warwick, replacing the previous Shire Hall built between 1670 and 1680 by William Hurlbutt and potentially designed by William Hawksmoor. The exterior is an impressive neo-classical design with one high single-storey and extensive decoration of the Corinthian order with tall sashes. The interior retains a high degree of material and visual integrity. Off Northgate through a round-headed entrance, is the hall itself. The hall is a cavernous space retaining an impressive coffered plasterwork ceiling with foliate-carved and painted decoration by Robert Moore. Behind the hall separated by walls of ashlar stone and elaborate doorways with moulded stone surrounds and Corinthian pilasters, are two octagonal court rooms with segmented domed roofs, Corinthian columns, octagonal lanterns, and retaining tiered hardwood seating, the judges seat, and a gallery with decorative ironwork. A Grand jury room, with an octagonal circulation space below, is situated behind these spaces and has a decorative coved ceiling. Below these spaces are 18th-19th century passageways leading to holding cells.

The Judge's House

Connected to Shire Hall along Northgate Street is the Judge's House. The house was built in 1816 for assize judges serving the adjacent courts and as a meeting place for the justices of the peace. Designed by Henry Hakewill the main elevation is decorated with an Ionic porch, pilasters, and moulded cornicing. Surviving interior features include a marble fireplace to the High Sherriff's room.

County council offices incorporating former county gaol and barracks:

The county council officers consist of several phases of building. Facing Northgate Street is the former county gaol and militia barracks built in 1779-83 with decoration of the Doric order by Thomas Johnson who enlarged and replaced an earlier gaol and a house of correction built in the 17th-century of which only the dungeon (accessed from Shire Hall) – an octagonal domed and cobbled room with timber posts for chaining prisoners – survives. The interior space retains many historic features including marble fireplaces, furniture, and a lift with art deco decorative metalwork. Behind this frontage is a series of interior ranges constructed in the 1920s-30s in neo-Georgian style by A. C. Bunch, arranged on two quadrangles. At the corner of Northgate (one bay) and running along Barrack Street is a 1790-3 addition to the gaol by Henry Couchman – in which a historic gaol door has been set – though this largely survives as a frontage only. Beginning at the western end of Barrack Street and curving around onto Market Square and old Square are mid-twentieth century additions.

Her Majesty's Court Service vacated the Old Shire Hall and Courts complex at the end of 2010. Since then, the council has continued to hold the civic and ceremonial events which have traditionally been held at the Old Shire Hall for more than 250 years.

PLANNING HISTORY

There are a number of previous permissions on the site, however, only that relevant to the assessment of the application are listed below:

W/05/0675/LB - listed building consent approved for the installation of an access ramp, handrails and relocation of steps to the main Shire Hall entrance.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE6 - Archaeology (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: No objection.

CAF: CAF supports efforts to develop a viable use for the building to ensure its long term survival. The proposed access ramp is incongruous and would harm the significance of the building. CAF encourages landscaping and moulding of the garden to facilitate a natural level of accessibility. The proposed access gate is too ornate for the area. Historic windows should be retained and the use of opaque glass in the toilets is not supported - blinds or screens are recommended.

Health and Community Protection – Environmental Sustainability Section: No objection.

WCC Archaeology: No objection, subject to condition.

WCC Highways: No objection, subject to conditions.

Historic England: No objection, following submission of clarification of details and subject to conditions.

3 Public Responses: Objections: concern regarding: noise generation and disturbance, loss of privacy, traffic generation, non compliance with planning policies DP7 and DP8. Two of the objections support securing the future of the building, subject to overcoming the issues raised.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- Principle of the Development
- The impact on the Character and Appearance of the Area
- The Impact on Landscape and Heritage Assets
- Archaeological Impact
- The impact on the living conditions of nearby dwellings
- Car Parking and Highway Safety
- Sustainability
- Ecological Impact
- Health and Wellbeing

Principle of the Development

Paragraph 23 of the NPPF encourages development which promotes competitive town centre environments. The proposed use of the site to provide an events venue would be acceptable in this town centre location and is considered to enhance the vitality and viability of the town centre owing to the increased number of visitors which the proposal would bring to the area.

The application relates to a Grade I listed building. One of the core planning principles within the NPPF is to conserve heritage assets 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. The NPPF also states that Local 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. The applicant proposes that the use of the site as an events venue will secure the future of this heritage asset - the loss of income as a result of the vacation of Her Majesty's Court Service in 2010 and the high maintenance costs of the building lead the County Council to look to other means to secure the future of the building and they propose that the use of the site as an events venue will allow the best means to do this. Any impact on the heritage asset is discussed in more detail below.

The impact on the Character and Appearance of the Area

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 1996 - 2011 policy DP1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Local Plan calls for development to be constructed using the appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area.

The exterior appearance of the main building will not be impacted as a result of the proposal, however, the existing gates facing Northgate will be removed, along with the existing flat roof garage. An access ramp will be positioned in its place. The removal of the existing garage is seen as an improvement to the street scene owing to its unsympathetic nature to the listed building. The initial proposal for the replacement gates was considered to be too detailed and the applicant has agreed that details of the gates can be secured by condition, which is considered to be an appropriate approach.

The proposed design is not considered to be harmful to the street scene or Conservation Area and is considered to comply with the NPPF and adopted Local Plan policies.

Impact on Landscape and Heritage Assets

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a conservation area. Section 66 of the same Act imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

Paragraph 132 of the NPPF states 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. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The collection of structures and buildings the subject of this application are designated by reason of their architectural and historic merit, intactness, and group value.

Architectural merit:

The primary historic buildings in this group have profound architectural merit both as examples of *fortuitous* accumulation of form (the gradual development of a complex of related structures) and *formal planned design* with a high degree of architectural pretension and explore the major architectural themes of 18th-19th classical revivalism to the highest quality. Each has a clear and related intentional design aesthetic in which classical motifs were used to portray civic pride and strength – a critical architectural theme of this period and indicative of the development of major civic buildings throughout the country. The old gaol and barracks, for example, are constructed in a muscular Greek Doric style which portrays the martial strength associated with its use.

Historic merit:

The buildings have evident *associative value* having been designed by local, national, and internationally-important architects – the architect of the Judge's House in particular is well known for his buildings including Rugby School. They are also of profound *illustrative value*, indicative of the development of architectural and design tastes from the 17th-19th centuries through both their architectural form and interior features - the gaol, for example, is one of the earliest Greek revival buildings in the country (following the first English building to use Greek Doric decoration in 1788). They also *illustrate* the development of social attitudes towards crime, punishment, civic administration, and justice through surviving courtrooms and dungeons and as such are a critical element of social history.

Group value:

There is an evident *functional* and *visual* relationship between the structures on this site. They were all built to serve a specific civil function, and were designed in relation to one another. Each constituent part highlights the development and use of the site as a centre for justice, punishment, and administration from the 16th century onwards through a related architectural form – the buildings as a group explore all of the Greco-Roman architectural orders (Doric, Ionic, Corinthian) so closely associated with civic buildings of this period. As illustrative of civic administration, they as a group signify the importance of Warwick as the county town.

The Conservation Officer, CAF and Historic England have no objection in principle to the use of the property as an events venue. There were initially concerns from the CAF and the Conservation Officer that the proposed ramp to the rear of the building would be harmful to the setting of the listed building and visually intrusive. Furthermore, the proposed gates were considered to be overly-decorative and inappropriate for the setting. The principle of gates in the proposed location is acceptable, but not as originally designed. The proposed CCTV system was not considered to be acceptable owing to the extensive amount of cabling which would be harmful to the historic fabric of the building and would be visually intrusive.

Historic England had concerns about the proposed ventilation system and replacement of historic doors. Furthermore, they also raised concerns about the proposed acoustic drapes and the impact which these would have on the historic character of the main hall. Historic England also queried whether the existing interior decor would be altered.

Following the submission of the above comments, the proposed ventilation system and rear access ramp were removed from the proposal (although the side access ramp still forms part of the proposal). The applicants have requested that the details of the gates and the amendments to the doors can be agreed at a later stage and secured by condition, which is acceptable to the Conservation Officer and Historic England, along with the side access ramp. The agent has also confirmed that secondary glazing will only be installed to one window to the Octagonal Room which is for acoustic purposes, which Historic England consider acceptable. The agent has confirmed that there will be no alterations to the internal decoration to the main hall and courtrooms which was a concern from Historic England and provided additional information in relation to the acoustic drapes, which Historic England are now satisfied with. Finally, the CCTV system has been altered to a wireless system, providing discrete security for the premises which would not be harmful to the historic integrity of the building.

The Conservation Officer notes that the loss of a historic sash window would not be supported, however, this does not form part of the application.

The proposal will provide a use for the site to secure the future of the building, with minimal alterations which will make use of the special and unique characters of this heritage asset. The proposed ramp will allow disabled access which will

not be harmful to the setting of the building and provides a means to ensure that the property is fully accessible. The removal of the flat roof garage is an improvement. The amendments are considered to have satisfied the concerns of the CAF, Historic England and the Conservation Officer. Conditions will need to be implemented to ensure that large scale details are provided in relation to the doors, secondary glazing, ramp and gates to ensure a high quality of design for this listed building. It is considered that there would be no harm caused to this Grade I listed building and the proposal is in accordance with the NPPF and adopted Local Plan policy DP8.

Archaeological Impact

The NPPF and adopted Local Plan policy DP4 state that development will not be permitted which harms archaeological remains of national importance, and their settings. The Council will require that any remains of archaeological value are properly evaluated prior to the determination of a planning application.

WCC Archaeology have commented on the application and note that the proposed development lies within an area of significant archaeological potential within the extent of the medieval settlement of Warwick. Previous salvage excavations, undertaken during the 1950s at Shire Hall identified evidence for medieval and post medieval occupation of the area including pottery assemblages recovered from a number of rubbish pits (Warwickshire Historic Environment Record MWA2184). Recent archaeological excavations undertaken opposite Shire Hall between Northgate Street and the Butts have identified further significant evidence for the medieval occupation of this area.

Therefore, WCC Archaeology recommend that the application is conditioned to ensure that a programme of archaeological works are submitted in accordance with a written scheme of investigation, prior to commencement of works. This condition is considered to be acceptable and will be added. The proposal is therefore considered to be in accordance with adopted Local Plan policy DP4.

The impact on the living conditions of nearby dwellings

Warwick District Local Plan policy DP2 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion.

There has been one objection to this application and two objections to the associated listed building consent which express concern regarding noise generation and disturbance (noise emanating from the premises and noise disturbance caused by access and egress), and loss of privacy as a result of the proposal. As impact on neighbouring residential amenity cannot be assessed under a listed building application, these concerns are addressed in this report.

There are residential properties positioned within close proximity of the site, including those opposite facing Northgate Street and The Old Post Office facing Old Square. There is currently an application with the Council (W/16/2321) for change of use of 1 Northgate Street (positioned next to the application site) from offices to a residential unit, which is likely to be approved.

The proposal does not include the extension of the existing buildings, and includes the removal of the existing garage. The rear of the site is bordered by high level brick walls and the rear walls of some of the other adjoining properties. It is therefore considered that there would be no loss of light or outlook as a result of the proposal. Furthermore, the high level wall prevents any opportunity for overlooking from the site into neighbouring residential properties, therefore it is considered that there would be no loss of privacy as a result of the development.

There has been an objection which states that the proposed use would result in overlooking and an increase in light pollution from the main hall and Judges Houses. However, there would be very limited opportunities for overlooking from the main hall to the residential units opposite to the site (on Northgate Street) owing to the lack of outlook from this room - the windows serving this part of the building are high level and cannot be directly looked out of. Also, acoustic drapes to the windows in the main hall will prevent light pollution and potential overlooking during evening hours when the venue is being used. The windows serving Judges Houses do face out over Northgate Street and it is acknowledged that there would be a potential intensification of the use of these rooms, although it should be noted that they are already used to host events. However, the distance between Old Shire Hall and the residential properties facing Northgate Street have a traditional "street-fronting" relationship, with a road separating them and there will be a level of mutual overlooking and light pollution. Furthermore, the street is well lit with street lights and therefore, the level of light pollution that the venue is likely to cause is considered to be minimal. The intensification of the site and impact on neighbouring residential amenity is not considered to be so significant that it would warrant reason for refusal.

Health and Community Protection – Environmental Sustainability Section have been consulted on the application. The applicants have proposed various noise mitigation measures, including limiting the PA system to a certain level, only allowing guests to leave via the rear entrance onto the mixed use Market Place area, rather than onto the residential Northgate Street, limiting the number of people who can gather outside to smoke to a small number and acoustic curtains in the main hall. Other than for access, or to smoke, users of the events venue should not need to use the exterior parts of the site. Environmental Health Officers are satisfied that any potential issues related to loss of amenity to nearby residents or users have been adequately controlled through the operator's recently approved Premises Licence. Health and Community Protection - Environmental Sustainability Section would be consulted if any changes or alterations to the licence were proposed in the future by the operator, and they would have the opportunity to assess any alterations which were likely to have an impact on public nuisance. These mitigation measures are considered to

respond to concerns from residents in relation to both noise disturbance from the use of the venue, but will also control the flow of people into and out of the building to ensure that there is no harm to residential amenity.

Therefore it is considered that there would be no harm to public amenity in the form of loss of privacy or disturbance as a result of the proposed use of the property as an events venue, and the development complies with adopted Local Plan policy DP2.

Car Parking and Highway Safety

There has been one objection to this application and two objections to the associated listed building consent which express concern regarding traffic generation and non compliance with planning policies DP7 and DP8. A member of the public queries where pick up and drop off points will be located without having a detrimental impact on highway safety which is addressed below. As impact on highway safety cannot be assessed under a listed building application, these concerns are addressed in this report.

WCC Highways have been consulted on the proposal and have no objection, subject to conditions. They note that as an events venue, the demand on parking is likely to increase from the existing use. The travel plan submitted is considered to address this issue by the suggestion of the use of public transport and town centre car parks out of office hours. There is still however a concern regarding the lack of provision for vehicles other than the car, such as coaches, which could cause an obstruction to the movement of other vehicles when unloading.

WCC Highways suggest that an addendum to the travel plan should be submitted which includes details of the loading/unloading of such vehicles which can be secured by condition. Furthermore, inadequate provisions have been made for cycle storage for staff members, which can be included in the addendum.

A member of the public queries whether the venue would require road closures to ensure that visitors can be dropped off or picked up, and queries where deliveries will be made, however, this is not proposed by the scheme and will be addressed by the addendum to the travel plan. Furthermore, a member of the public queries what the impacts will be on the town centre and that there is inadequate parking provision. WCC Highways have concluded that the proposal would not cause harm to highway safety and adequate parking can be accommodated within the wider area. Furthermore, as the location is sustainable, there are also multiple public transport options available to visitors. The proposal is likely to bring increased revenue to the town centre and create additional employment and economic benefits.

It is therefore concluded that the proposed development would not pose danger to pedestrian or vehicular safety and that subject to an addendum to the travel plan, the proposal complies with adopted Local Plan policies DP6, DP7 and DP8.

Sustainability

It is not considered that the proposed use of the property as an events venue would increase the energy demands of the building, and therefore, there is no requirement to provide additional sustainability measures.

Ecological Impact

WCC Ecology have assessed the application and are uncertain if a bat licensed ecologist can access all the areas where bats may be roosting owing to Health and Safety issues. Areas in the basement which will be affected by the proposed works and the roof area to be impacted need to be inspected for bats prior to commencement of works on site. WCC Ecology state that as the proposed works will not affect the entire roof space and there will be no loss of roof space, they recommend a pre-commencement condition which would ensure that a bat licensed ecologist inspects the building prior to commencement of works and supervise the works to any sensitive areas, providing any further mitigation measures where necessary. This is considered appropriate and will be implemented.

Health and Wellbeing

The development will provide an events venue which could be benefited by the wider community for personal enjoyment and entertainment.

CONCLUSION

The proposal to utilise Old Shire Hall would secure a viable future for the building and as amended, would not be harmful to the integrity of the listed building. The amenities of surrounding uses will not be harmed as a result of the proposal, which adopts appropriate mitigation measures. Additional car parking could be accommodated within the wider area and is acceptable subject to an updated travel plan, which can be secured by condition. Furthermore, the proposal would also bring investment into Warwick town centre. The application is therefore recommended for approval.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 5151209.07, 5151209.08, 5151209.09, 5151209.13 submitted on 7 December 2016, 5151209.02 (A) submitted on 7th February 2017, and specification contained therein. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 3 No development shall take place within the application site, unless and until a programme of archaeological works and investigations has been secured and initiated in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. **REASON:** In order to ensure any remains of archaeological importance, which help to increase our understanding of the Districts historical development are recorded, preserved and protected were applicable, before development commences in accordance with Policy DP4 of the Warwick District Local Plan 1996-2011.
- 4 No development shall be carried out on the site which is the subject of this permission, until large scale details of the proposed internal doors, secondary glazing and the exterior gates at a scale of 1:5 (including details of materials) have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.
- 5 The development hereby permitted shall be undertaken in the presence of a qualified bat worker appointed by the applicant to check all suitable features in the roof of the building and associated structures to be affected immediately prior to works commencing. All roofing material is to be subsequently removed carefully by hand. Appropriate precautions must be taken in case bats are found, such as the erection of at least one bat box on a suitable tree or building. Should evidence of bats be found during this operation, then work must cease immediately while Natural England and WCC Ecological Services are consulted for further advice. Any subsequent recommendations or remedial works will be implemented within the timescales agreed between the bat worker and the Local Authority Ecologist/Natural England. Notwithstanding any requirement for remedial work or otherwise, the qualified bat worker's report shall be submitted to the local planning authority within 1 month following completion of the supervised works to summarise the findings. **REASON:** To ensure that protected species are not harmed by the development.

In order to discharge the condition above a brief report from the bat worker must be submitted to and approved by the local Planning Authority (with advice from WCC Ecological Services).

- 6 Within 3 months of the date of planning consent, an addendum to the submitted Travel Plan shall be submitted to address the issues of vehicle access and bicycle storage associated with the development, which will require to be approved in writing by the Local Planning Authority in consultation with the Highway Authority. **REASON:** In the interests of highway safety and the free flow of traffic in accordance with Policies DP6 and DP8 of the Warwick District Local Plan 1996-2011.

