

<b>Agenda Item</b> A8	<b>Committee Date</b> 12 December 2011	<b>Application Number</b> 11/00852/FUL
<b>Application Site</b> Lancaster Girls Grammar School Regent Street Lancaster Lancashire	<b>Proposal</b> Erection of additional sixth form teaching building with ancillary works	
<b>Name of Applicant</b> Mr The School Governors	<b>Name of Agent</b> Mr Frank McCabe	
<b>Decision Target Date</b> 14 December 2011	<b>Reason For Delay</b> Increase in Officer caseload	
<b>Case Officer</b>	Mr Andrew Holden	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval	

## **1.0 The Site and its Surroundings**

- 1.1 Lancaster Girls Grammar School is located to the west of the city centre within the Lancaster Conservation Area, accessed via High Street and Lindow Square. The main school entrance is located to the north, off High Street, which is characterised by large stone built properties in predominantly residential use. To the west, the school occupies a prominent and imposing position overlooking the Dallas Road Gardens, separated by Regent Street. To the south, the school abuts properties flanking Lindow Square and to the east, the site adjoins the curtilages of the Almshouses and other properties which are accessed via Queen Street. The original school building (built in 1912-14) fronts Regent Street and is a Grade II Listed structure. The school is extended in an easterly direction with older and more modern development (1960s and 1990s).
- 1.2 The site footprint follows the frontage onto Queen Street which is currently bounded by a coursed random stone wall approximately 2m high. The wall has a central formalised pedestrian entrance and a double gate to its north end to provide a service access for the refuse storage area immediately behind the wall. Immediately abutting the site and within the control/ownership of the applicant is No 12 Queen Street; a Grade II Listed building over 2/3 floors. The building is used as the Art Block for the school. To the north of the site is the Registry Office (Nos. 4 & 6 Queen Street), another Grade II Listed building. The building is separated from the site by a vehicle access to the side to the office. This building is over two floors with a raised ground floor and stepped main entrance. Buildings opposite the site on the east side of Queen Street vary in height and form. All are in commercial use including the Grade II Listed coach house at No 1 and 1b Queen Street.
- 1.3 To the south of the site the buildings are in mainly residential use, predominantly flats with some low key commercial uses. These buildings are predominantly three storeys in height with varying eaves and ridge heights. Nos. 3 to 7 Queen Street are Grade II Listed buildings. Most of the buildings are stone fronted under natural slate roofs. The stone facings vary including course faced stone and ashlar facings of various widths of courses.
- 1.4 Within the site the land is made over to a semi formal grassed garden area and two semi-mature trees. To the north of the site plot is a hard surfaced and partly enclosed service yard used for the storage of large euro refuse bins. Access to this from Queen Street is made via a pair of double

timber gates. With the path leading further into the school grounds. The recently erected Technology building (built 1993) abuts the application site. The building is over two floors with the ground floor level being significantly higher than the Queen Street frontage. This change in level continues to the east to west with school ground floor levels rising over 8m from the Queen Street to Regent Street frontages.

## **2.0 The Proposal**

- 2.1 The application is seeking to erect a new sixth form building on the site of the current garden and service area to the eastern end of the school plot following the demolition of the curtilage Listed boundary wall to the Queen Street frontage of the school site. The site will front directly onto Queen Street with an entrance into the building from Queen Street. A further two access points are to be provide, one to either side of the building. The northern entrance is a vehicular double gated entrance to act as a service access to the refuse store and the reminder of the lower part of the school. The access to the south alongside No. 12 Queen Street will provide a pedestrian access to the school grounds and a southern access to the building.
- 2.2 The building is three storeys in height and will provide 550 sq.m of gross internal floor area for the Sixth Form Learning Resource Centre. Accommodation within the building will comprise entrance lobby, classroom, interview room, toilets and office on the ground floor. The first floor will house two classrooms and two tutorial rooms. The upper floor will be fully open plan and will be open to the underside of the roof. Both these floors will also provide localised washroom facilities. In addition to the main teaching facilities the building has been designed to incorporate an undercroft at ground floor to house a refuse and plant room.
- 2.3 Externally, the building incorporates a palette of complementary materials. The Queen Street elevation is proposed to use course stone walling, replicating the existing garden wall. The upper two floors are of ashlar stone facing with feature structural glazing detailing formed in zinc to the main Queen Street elevation and also turning the corner of the front elevation onto both gables. The roof is proposed as a simple dual pitched natural slate roof to the main elevation with a flat roof element to the rear.
- 2.4 The gable walls to the main section of the building are to be treated in the same materials as the front elevation with the gable above eaves line clad in zinc. The footprint of the building steps in at the rear to align more closely with the technology building. These set back sections will introduce a full height window detail at the intersection with the wide main section with the remaining wall be constructed of a course stone facing. The roof of this section of the building is to be flat.
- 2.5 The rear of the building will abut the technology building with a three storey wall faced in render with ashlar framing. This will develop a standalone sixth form building but will enable the roof of a modified technology building to abut it and develop a weatherproof finish. A small area of single storey classroom and a dormer will need to be demolished within the technology building to generate a continuous flat frontage to its east elevation.
- 2.6 An array of 24 photovoltaic panels is to be introduced on the south facing roof slope of the technology building. These panels will provide for on-site energy generation and complement the sustainable approach to the heating and ventilation of the building with the use of air sourced heat pumps and heat recovery ventilation system. Existing boilers from an adjacent building are to be reused for this development.

## **3.0 Site History**

- 3.1 The school has an extensive planning history over the last 20 years the most pertinent of which are listed below:

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>98/00473/FUL and 98/00467/LB</b>	Removal of existing classroom and erection of a two storey extension to provide classrooms	Permitted
<b>99/00168/FUL and 99/00184/LB</b>	Erection of extensions to provide an office, 2 classrooms and 3 practice rooms	Permitted

<b>03/00471/FUL and 03/00472/LB</b>	Conversion of roofspaces to teaching accommodation, construction of new staircase/enclosure, extension to existing staircase and construction of lift shaft	Permitted
<b>05/00299/FUL and 05/00300/LB</b>	Erection of classroom/study and store linked to main building	Permitted
<b>0900746/FUL</b>	Erection of a two storey extension to create drama/dance studio, fitness suite and office	Permitted

#### **4.0 Consultation Responses**

4.1 The following responses have been received from statutory and internal consultees:

<b>Statutory Consultee</b>	<b>Response</b>
<b>Places Matter</b>	<p>The scheme proposal was presented to Place Matter Design Review in August 2011 and strong concerns were voiced in the subsequent report over the design approach (linking the floor level of the new building to those of the Technology building) and the resultant lack of connection with Queen Street. The principles were agreed including the siting of the block and its scale. The building should maintain the quality of being part of the garden whilst addressing itself to Queen Street and declaring itself to being part of the school. Concern over the lack of access from the building off Queen Street.</p> <p>A second revised scheme was presented to the Design Review panel on 5 September 2011. The panel acknowledged that the revised scheme had taken into consideration much of what was recommended at the first review and considered that the scheme had been strengthened and improved. Some comments were raised over elements of the design: -</p> <ul style="list-style-type: none"> <li>• the number of access points into the site from Queen Street</li> <li>• no lobbies for any of the toilets</li> <li>• the possible loss of the staff office space in the otherwise open plan top floor</li> <li>• consider the upper floor windows to be well sized</li> <li>• treatment of the firewall between the new building and the technology building needs to be considered as it is visible from other buildings on the campus</li> <li>• the concept of a box floating on top of the garden wall is a strong one although questions whether a more sustainable approach could be made for the materials of the box</li> <li>• The use of punched opening to the 'garden wall' rather than full length window would read more strongly.</li> </ul>
<b>English Heritage</b>	<p>The site is within the Lancaster Conservation Area and the site contains the Grade II Listed Girls Grammar School and Grade II Listed 12 Queen Street, the development also has an impact on the setting of several nearby and adjacent Grade II Listed buildings. It is considered that the scale, form and massing of the new building appears to respond on the whole sympathetically to existing development on Queen Street.</p> <p>Offers advice over elements of the design and detailing: -</p> <ul style="list-style-type: none"> <li>• Suggests the ground floor central opening is brought forward to reinforce the strong building line and be more responsive to the character of existing development and pavement line frontages of nearby listed buildings</li> <li>• Consideration should be given to reducing the number of openings on the re-ordered frontage to improve legibility</li> <li>• Support the re-use of the door surround and stonework of the existing boundary wall, needs to be controlled by condition</li> </ul> <p>The application should be determined in accordance with national and local policy</p>

	guidance and on the basis of specialist conservation advice.
<b>Lancaster Civic Society</b>	<p>The proposed building is considered to be of an appropriate scale for this prominent site and sensitively designed to preserve the character and appearance of the Conservation Area. The Civic Society has no concerns with the proposed development.</p> <p>Some concerns lie with ensuring that the design is not undermined with poor quality material and workmanship. These elements need to be secured by condition.</p>
<b>Conservation Officer</b>	<p>Confirms support for the revised proposals which have been submitted.</p> <p>Refers to the Places Matter Design Review Panel and modifications that resulted.</p> <p>The site is within the Lancaster Conservation Area. There are several heritage assets in the immediate vicinity of the proposed new building. Any new buildings must be in context with the listed buildings adjacent to it and of a scale that makes a significant presence on Queen Street.</p> <p>The partial demolition of the existing modern classroom building is noted and is acceptable.</p> <p>The boundary wall will be demolished and is constructed of random length regular sandstone walling. Some of the stone is a reddened Permo Triassic stone intermingled with buff sandstone. There are also some buff sandstone quoins and good stone door opening surrounds and copings. Ideally the coping stones etc. should be reused where possible. The walling stone will be reused in the new building and this is acceptable.</p> <p>The proposed Archaeological investigation is noted and this is acceptable.</p> <p>An extensive list of conditions is suggested relating to material samples, additional detailing and minor revisions to the scheme.</p>
<b>County Highways</b>	<p>No highway objection.</p> <p>The development will result in fewer numbers of pupils crossing Queen Street and improved accessibility for less mobile students, staff and visitors. Seeks update of the school's Travel Plan to take account of the new teaching block.</p>
<b>Environmental Health</b>	<p>Hours of construction condition recommended. Initially there was no contamination report, given the sensitive end nature of the occupation recommend rejection of the application.</p> <p>Contamination Desk Study has now been submitted and assessed, the risk to the site is considered to be low and subject to confirmation of the findings of shallow trail pits and soil analysis, the study raises no significant issues.</p>
<b>Lancashire Archaeology Service</b>	<p>The site has the potential to contain archaeological remains associated with the nearby roman cemetery as well as medieval and post-medieval. The Service is in agreement with the methodology which should be secured by condition. Programme of archaeological works to be undertaken before any works are commenced on site.</p>
<b>United Utilities</b>	<p>No objections to the proposal.</p>
<b>Tree Officer</b>	<p>There are two early mature Goat Willows identified for removal. The trees are generally in poor overall condition and regarded as having little value outside the application site. There is little opportunity for the planting of on-site replacement trees but agreement has been reached for additional trees to be planted at a ratio of 3 to 1 on land close to the 'astro' turf pitch along with an agreed maintenance regime. Replacement and maintenance regime to be conditioned.</p>

<b>Access Officer</b>	<p>The proposed has taken due account of the needs of mobility impaired people in its design, which is to be commended. There is very good circulation, both horizontal and vertical within the building, but it is unclear how a mobility impaired, or wheelchair using student or staff member would approach the building from the other school buildings as two staircases are proposed.</p> <p>External approach from the rest of the school is a necessary part of accessibility and inclusion and must be taken into account.</p>
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## **5.0 Neighbour Representations**

5.1 No comments received during the statutory consultation period.

## **6.0 Principal Development Plan Policies**

### **6.1 Emerging National Planning Policy**

The **Draft National Planning Policy Framework (NPPF)** signals the Government's intention to replace PPS and PPG Notes with a new framework which indicates a presumption in favour of sustainable development. The NPPF consultation period has concluded and Government will report shortly on the final document. Its formal introduction will be enacted under the provisions of the Localism Act (granted Royal Assent in November 2011). However, although the final content of the post-consultation NPPF is not yet known, the current Draft NPPF remains a material consideration in planning decisions. The extent of weight attributed to the draft document is a matter for the decision-maker – in this case the local planning authority. It is the view of Officers that the application is in conformity with the provisions of the Draft NPPF.

**Planning for Growth** – Minister of State for Decentralisation, Ministerial Statement 23 March 2011. The Statement is capable of regarded as material planning consideration and carries significant weight in determining planning applications. The Statement identifies that planning has a key role in rebuilding Britain's economy. The Government's top priority in reforming the planning system is to promote sustainable economic growth and jobs. The answer to development and growth should wherever possible should be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.

### **6.2 National Planning Policy Statements (PPS)**

**PPS5** sets out the Governments aim to ensure that the historic environment and its historic assets should be conserved and enjoyed for the quality of life they bring to this and future generations. In order to deliver sustainable development, PPS5 states that policies and decisions concerning the historic environment should:

- Recognise that heritage assets are a non-renewable resource
- Take account of the wider social, cultural, economic and environmental benefits of heritage conservation
- Recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained in the long term.

In this particular case policies HE6 (information requirements), HE7 and HE9 (development affecting heritage assets and relating to designated assets), HE10 (development affecting the setting of heritage assets) are relevant.

### **6.3 Lancaster District Core Strategy - adopted July 2008**

Policy **E1** (Environmental Capital) - seeks to safeguard and enhance the Districts Environmental Capital by ensuring that development in historic areas conserves and enhances a sense of place. This policy also indicates that the Council will resist proposals which would have a detrimental effect on environmental quality and public amenity.

Policy **SC5** (Achieving quality in Design) – seeks to ensure that development proposals achieve the

Core Strategy vision and that new development will be of a quality that enhances the character of the area, results in an improved appearance where conditions are unsatisfactory and compliments and enhances public realm.

#### 6.4 Lancaster District Local Plan (saved policies) - adopted April 2004

Policy **E32** (Demolition of Listed Building) - seeks to ensure that demolition of all or part of a listed building is only permitted where it can be demonstrate that the rehabilitation is impractical. Exceptionally demolition may be permitted where redevelopment would produce substantial benefits for the community that would outweigh the resulting loss.

Policy **E33** (Alterations or extension) - seeks to resist the alteration of a listed building which would have an adverse effect on the special character or the buildings or their surroundings.

Policy **E35** (Conservation Areas and their Surroundings) - states that development proposals wh would adversely affect important views into and across a conservation area or lead to an unacceptal erosion of its historic form and layout, open spaces and townscape setting will not be permitted.

Policy **E37** (Demolition) - states that proposals to demolish any building within a conservation area will only be approved where detailed planning permission has been given for a scheme for redevelopment which would preserve and enhance the conservation area.

Policy **E39** (Alterations and Extensions in Conservation Areas) - states that alterations and/or extensions of buildings within the Conservation area will be permitted where; the proposal will not result in the loss or alteration of features which contribute to the special character of the buildings and area; and the design, scale, form, material and quality of the proposal is sympathetic to the character of the building and area.

### **7.0 Comment and Analysis**

#### 7.1 Background to the application submission

The site as whole has been occupied by Lancaster Girls Grammar School since 1913 with the main school building being constructed 1912-14. The school currently has a roll of around 900 pupils, including approximately 320 in the sixth form. Almost all the year 11 students continue onto A level studies along with between 70 and 90 students joining from other schools. Open space is limited at the site with a significant change in ground levels east to west across the site. The application site is one of the only practical locations to direct further development.

7.2 The existing sixth form is currently housed off-campus in Nuttall House (5 Queen St) on the eastern side of Queen Street. The building is not owned by the school and is rented from a private landlord at a cost of £18,000 pa. plus annual insurance The lease is due to expire in September 2012 with use of the building beyond this date, requiring entry into a further 10 year lease. The building is on a full maintenance lease and is currently in need of extensive repair and would need considerable investment to both maintain the building and bring it up to a more appropriate standard for the schools educational needs. A preliminary figure of £300,000 has been identified. The building is also unsuitable for staff and student with mobility issues and involves significant movements across Queen Street.

7.3 Against this background Governors are concerned that there could be considerable investment into a building which has severe limitations and may only result in occupation for a further ten years. Improve facilities for the landlord rather than for the long term benefit of the school. Consequently, in May 2011 agent were appointed and a successful bid for funding from the School Academies Capital Maintenance Fund secured in July 2011.

#### 7.4 Pre-planning Consultations

The project has been the subject of early discussion in June 2011 with the local planning authority with consideration over the proposed siting and impact of the building. Further to this dialogue a scheme was developed and presented to Places Matter Design Review in August 2011. The review raised a number of issues and gave direction for further exploration and development. A second reiteration was presented in September 2011 which was favourably received with again a number of

minor aspects for consideration. A wider account of the responses is set out earlier in the report under Consultation Responses (Section 4). The planning application was submitted having considered the aspects raised in the Review where feasible and financially practicable.

## 7.5 The Heritage Assets

The Government's overarching aims for the historic environment are set out in PPS5 which advocates that heritage assets (which includes Listed buildings) should be conserved and enjoyed for the quality of life they bring to this and future generations. To achieve this, the Government's objectives for development relating to heritage assets is that it should recognise that heritage assets are a non-renewable resource and take account of the wider social, cultural, economic and environmental benefits of the conservation of the heritage asset. PPS5 also states that wherever possible, heritage assets should be put to an appropriate and viable use that is consistent with their conservation and the positive contribution of such heritage assets to local character and sense of place should be recognised and valued.

7.6 The principle issues for Members to consider in the determination of this application relate to the impact of the development upon the character and appearance of the neighbouring Listed buildings and the setting of the Lancaster Conservation Area. The Lancaster Conservation Area being a recent (May 2011) merger of three separate conservation areas, Lancaster City, Castle and Moor Lane Conservation Areas.

The Listed buildings which lie close to the site are:-

- The Grade II Lancaster Girls Grammar School building and associated curtilage wall
- Grade II - Nos. 1 & 1b Queen Street
- Grade II – Nos. 3 to 7 Queen Street
- Grade II – Nos. 4 & 6 Queen Street
- Grade II – No. 12 Queen Street
- Grade II - Almshouses

7.7 The development has a direct impact upon the curtilage wall fronting Queen Street as it is seeking its demolition and subsequent rebuild as part of the ground floor external wall to the proposed new sixth form building. This approach has been considered by Places Matter, English Heritage, the Council's Conservation Officer and Lancaster Civic Society and has not raised concern. The design of the new building seeks to retain the essence of the walled boundary with the use of coursed stone on the ground floor and ashlar stone facings to the upper floors, creating a separation of the ground floor from the remaining building with the introduction of a horizontal window around the three main elevations of the building and the offsetting of the wall alignment. The design concept is of a stone box floating above the garden wall. The materials of the wall and the stone surrounds are to be reused within the scheme.

7.8 The neighbouring properties 4/6 Queen Street and 12 Queen Street are also both Listed buildings. 4/6 Queen Street. is of a similar scale to the proposed building but will have a slightly lower ridge height. The gable of this office building also has a number of windows which will face towards the site at a distance of approximately 10m. The proposed gable has only a limited range of windows facing this building at a distance which is considered acceptable for such a city centre location. No. 12 Queen Street, again a Grade II Listed building is of a lesser height with only two minor windows to the side elevation. A single storey element to the north of the building aids separation of the two buildings. The relationship of the proposed building to this listed building is considered acceptable to the main historical consultees.

7.9 Nos. 1 & 1b Queen Street is a single storey coach house directly opposite the application which is used for commercial purposes. The building is subservient to the main building to the north and other existing building immediately to the south and east of it. The relationship of the new sixth form building is not considered to unduly affect the Listed building or its setting.

7.10 The remaining terrace of buildings, 3 to 7 Queen Street and the Almshouses off Queen Street to the south of the application site are not considered to directly relate to the application site and will not be affected by the development of the new building.

## 7.11 Conservation Area Setting

The application is seeking to develop a new three storey building on the otherwise built frontage of Queen Street. Queen Street as a whole has significant variations in the scale and massing of buildings with variations in eaves lines and ridge heights. The general scale of the building and its massing have received favourable comments from the heritage consultees as well as Places Matters as part of the pre-application design development. The proposed building has a taller eaves and ridge than neighbouring buildings but is considered to make a statement within the street scene as an educational building. Overall, the introduction of a building in this location is considered to enhance the immediate setting of the conservation area and provide a contemporary purpose built development in a local vernacular utilising both modern and traditional materials.

## 7.12 Building Design

As detailed earlier in the application, the scheme has been subject to two reviews from Places Matter. This scheme in its substantive form has received support. The revised scheme was considered to be strengthened and improved as a result of the revisit. A number of further aspects were raised for further consideration and the scheme has addressed ones which were practical and financially feasible.

7.13 This approach to pre-application development has resulted in strong support for the scheme from both national and local consultees. There are however some elements of the design which have been raised directly with the agent. The concept of the scheme as a box floating above a garden wall is considered to be weakened by the introduction of a window to the Queen Street elevation for the sixth from office. The linking of this window to the horizontal band of windows creating the separation of the 'garden wall' to the upper floors further weakens the concept. The applicant has been approached over the loss of the window or if considered vital for school/pupil security a window is punched through the wall in line with comments made by Places Matter. Any design updates will be presented verbally.

7.14 The development of a freestanding building to enable accessible levels and a relationship of the building to Queen Street has resulted in the rear wall of the building being a three storey wall part of which projects above the roof slope of the Technology building. This unfortunately provides for a poor relationship between the terminated Technology building and the rear of the new development. The rear wall has no public aspect but can be viewed from limited locations within the school grounds. The wall is proposed to be framed by ashlar facings with the remaining area proposed to be grey wet dash to reflect the technology building.

7.15 This material was considered unsuitable as it did not relate to the new building and conflicted with the proposed materials for the scheme. Again, the applicant has been approached to revise this material. A self coloured render has been suggested to provide cohesion with the proposed palette of materials and a low maintenance cost effective finish to this relatively inaccessible area of the building.

7.16 The agent has provided an early indication that the render to the rear wall is acceptable in principle and will provide confirmation of the removal of the ground floor window to the Queen Street elevation or a redesign of the window in time for the committee meeting.

7.17 Whilst the scheme has the support of the consultees, precise details of a number of the elements of the building will require to be conditioned along with agreement of material samples for the scheme. The scheme is currently being developed and is already the subject of some detailed drawings and tendering. The development, if approved, has to be built to very tight timescales. The school intend to have the building open and available for use by September 2012. In order to expedite the development process the request to undertake works to the two trees on the site has already been submitted and approved along with a scheme of replacement planting. The trees have been felled, contamination sampling undertaken and the archaeological investigation is currently underway. This will hopefully allow the handover the site to contractors at the earliest possible stage to enable the tight deadlines for development to be met.



## **8.0 Planning Obligations**

8.1 There are no planning obligations to consider as part of this application.

## **9.0 Conclusions**

9.1 The development has been the subject of extensive pre-application design discussions and the submitted scheme has gained the support of all the heritage consultees. The development is considered to enhance the setting of the Lancaster Conservation Area introducing a contemporary building which makes a statement in the street. The development will result in the loss of curtilage Listed boundary wall but this form is to be replaced and incorporated into the design of the building. The design approach is considered to be a sympathetic one which does not unduly impact upon the designated heritage assets in the area. Subject to conditions to agree the finer details of the scheme in addition to material samples, the application should be supported.

## **Recommendation**

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard Three year time limit
2. Development to be undertaken in accordance with the approved plans
3. Amended plans - render to rear wall and front window detail
4. Archaeology investigation to be undertaken
5. Additional Tree planting to be agreed and implemented
6. Tree maintenance regime to be agreed
7. Tree protection scheme to be implemented as the approved arboricultural report
8. Re-use of boundary stone wall material and door surround within the scheme.
9. Update of School Travel plan including regular monitoring, audit and update.
10. Sample of roofing slate to be provided for the approval of the LPA.
11. Details of roof ridge, verges and eaves to be provided for the approval of the LPA.
12. Details of any rain water pipes/outlets to be provided to the approval of the LPA.
13. Details of the new gates including colour facing Queen Street to be agreed to the approval of the LPA.
14. A sample panel of the re-used sandstone walling incl. the use of the quoins and incl. hydraulic lime mortar pointing to be provided to the approval of the LPA.
15. A specification of any cleaning of the salvaged sandstone walling material and a sample is to be provided to the approval of the LPA.
16. Details of the coursing and jointing of the new ashlar sandstone walling and window reveal setback is to be provided to the approval of the LPA.
17. A sample of the new ashlar stone is to be provided for the approval of the LPA.
18. Details of the windows and external doors incl. colours is to be provided to the approval of the LPA.
19. A sample of the zinc material and details of the zinc cladding panels and projecting surrounds incl. rain water drainage disposal is to be provided to the approval of the LPA.
20. Details at the base and top of the sandstone ashlar walling is to be provided to the approval of the LPA.
21. Details of the canopy are to be provided to the approval of the LPA.
22. Details of the rooflights are to be provided for the approval of the LPA.
23. The rear elevation to be finished in Weber Monocouche render EARTH ref 012 (or similar to be approved by the LPA) to match the sandstone masonry rather than a rough cast render to the approval of the LPA.
24. Details of the fixing method and colour / finish of the photo voltaic panels are to be provided to the approval of the LPA.
25. Hours of construction – 0800-1800 Mon to Fri, 0800-1400 on Sat

## **Human Rights Act**

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

## **Background Papers**

None.