
Appeal Decision

Site visit made on 23 March 2021

by S J Papworth DipArch(Glos) RIBA

an Inspector appointed by the Secretary of State

Decision date: 6 April 2021

Appeal Ref: APP/Y9507/W/20/3256462

Garden Street Auction Rooms, Garden Street, Lewes BN7 1TJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Quantum against the decision of South Downs National Park Authority.
 - The application Ref SDNP/18/05444/FUL, dated 2 October 2018, was refused by notice dated 18 March 2020.
 - The amended development proposal is redevelopment of 'former auction rooms' into ten residential units comprising four no. two-bed split-level apartments, two no. three-bedroom houses and four no. four-bedroom houses.
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Decision

1. I allow the appeal and grant planning permission for redevelopment of 'former auction rooms' into ten residential units comprising four no. two-bed split-level apartments, two no. three-bedroom houses and four no. four-bedroom houses at Garden Street Auction Rooms, Garden Street, Lewes BN7 1TJ in accordance with the terms of the application Ref SDNP/18/05444/FUL, dated 2 October 2018 and subject to conditions 1) to 32) on the attached Schedule A.

Application for Costs

2. An application for costs was made by Quantum against South Downs National Park Authority. This application is the subject of a separate Decision.

Main Issues

3. These are;
 - The effect of the development on the character and appearance of the Lewes Conservation Area and the setting of listed buildings.
 - The effect of the development on the aims of policy that seeks the provision of affordable housing.

Reasons

Character and Appearance

4. Policy SD5 of the South Downs Local Plan seeks a landscape-led approach that respects the local character through sensitive and high-quality design and goes on to list design principles that should be adopted as appropriate. Conservation areas are the subject of Policy SD15, with details of the informed assessment that should be provided.

5. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving listed building or their setting or any features of special architectural or historic interest which they possess. Section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
6. Paragraph 124 of the 2019 National Planning Policy Framework states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 193 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. The more important the asset, the greater the weight should be.
7. The site is currently unused and is occupied by 2 corrugated metal buildings with an area of hardstanding and a brick retaining wall reconciling the difference in level up to the junction of Garden Street and Southover Road. The topography of the site and its relationship with the road junction appears to have derived from the levels of the railway and tunnel mouth. The green colouring and the location of the buildings backing onto the open railway land and car park make the buildings prominent in medium range views from elevated positions on Station Road and Southover Road, and from shorter and more contained views from the vehicle entry.
8. From longer views, including the publicly accessible Mount to the south, the buildings are less obvious, being subsumed into the rising ground to the north or lost within the many angles, planes and colours of the foreground buildings. In much longer views such as from the Downs, distance further limits the exposure and effect. Although the '*Zone of Theoretical Visibility*' shows a much greater area, the reference '*this is a bare ground ZTV which does not take account to the screening effects of local vegetation or the built environment*' explains the limitations. The facts observed at the site inspection and tour of the area are of a limited actual effect of the current buildings.
9. The site is allocated for housing under Policy PL1.B of the Lewes Neighbourhood Plan, at the proposed 10-unit capacity, and there is no 'in-principle' objection to redevelopment. The effect of the present buildings on the character and appearance of the conservation area is neutral at best and harmful in some views, and with an acceptable replacement scheme, there is no reason to object to demolition and clearance of the site.
10. In addition to the features described above, the site is close to the boundary wall of Southover Grange Gardens, a pleasant and historic open space with listed buildings at the further end, and Lewes Railway Station is also listed, spanning the diverging tracks on the elevated Station Road. Lewes Castle is prominent on the skyline in the views from the Mount, that viewpoint also encompassing the Priory remains. Southover House is a prominent office building close-by, displaying some interest in the central part, but is otherwise an uncompromising bulk of brick walls and parapet.
11. It is within this mixed townscape that the appeal proposals need to be judged, and the proposed buildings would introduce a greater height than at present, a different distribution of buildings across the site and a more faceted

appearance, together with a more prominent siting relative to the neighbouring streets, but with the vehicle entrance moved to a less prominent location.

12. On the height, there would be more places where the tops of the buildings would be visible, including from the Mount, but in many views the buildings would still be subsumed within rising ground and higher forms beyond, and the foreground would still be dominated by the low domestic scale of houses in the *cul-de-sacs* off Garden Street, while the dominance of Lewes Castle would be unaffected. In views from the railway bridge on Station Road there would be significant change due to the open foreground, but as indicated on drawing 1543_PA_201 among others, the building would remain within the height of trees in Southover Grange Gardens and buildings to the north.
13. The main effect of height would be evident from the south along Garden Street where the full extent of the south-west block would be seen across the entry, and from a lower viewpoint against sky, on a part of the site not presently built-on. Nevertheless, this different distribution of buildings on the site would reinstate an urban frontage so that the overall effect would be beneficial to the townscape, containing views alongside the wall to the gardens. The same applies to views along the other 2 limbs of neighbouring roads and from the railway bridge, where the site would be clearly seen as being occupied by an urban form rather than the present incongruous corrugated metal.
14. The faceted appearance would fit well with the various planes and angles of the nearby houses to the south, and in the identified views would add variety and interest, avoiding the monolithic forms of Southover House, and the use of materials would be contemporary but appropriate to the mixed townscape in the vicinity.
15. The effect on heritage assets would be acceptable and although the Officer's original Report referred to there being harm, albeit less than substantial, there are other examples with the town and conservation area where good-quality modern interventions have been successful. Whilst the only merit of the existing buildings on the site may well be their unobtrusive low height, the topography of the site and its surroundings allows the proposed development to be assimilated within the historic setting without harm.
16. Policy SD5 requires a landscape-led approach to design. While for the reasons set out earlier, the impact on the wider South Downs landscape would be limited by distance, topography, vegetation and close-set existing buildings, criteria c) and supporting paragraph 5.21 makes clear the relevance of built form and townscape:

Criterion a) the design would be well-integrated with the landscape and townscape character, would be an enhancement of the present setting, sympathetic to the variety of built form nearby. The exposing of the Winterbourne stream would be a positive intervention.

Criterion b) whilst there would be limited scope for routes through this small site due to the adjoining uses and changes in level, there would be a separate pedestrian entrance and the landscaping would provide the opportunity for Green Infrastructure to be connected across to the public gardens.

Criterion c) the design would sit well with the existing built form without copying or pastiche and it does not disrupt the historic pattern.

Criterion d) there is limited public realm at present, but the disposition of buildings and spaces would be an improvement seen from such places.

Criterion e) as with b) the landscaping is an enhancement of the overall provision.

Criterion f) vernacular detailing is not necessary here, and conditions have been suggested to address dark skies initiatives. For the reasons set out previously the height, massing, density, roof form, materials and elevational treatments are acceptable.

Criterion g) storage for waste and recycling are provided and can be secured by condition.

Criterion h) with access to the town centre and the gardens when open, the on-site provision of amenity space is acceptable.

Criterion i) the high-quality materials will meet the requirements and no objection has been raised over the internal space now proposed, the reduction from 4 3-bed units to 2 addressed certain shortcomings.

Criterion j) The introduction of dwellings in place of commercial uses would enhance safety in the area and new-build design would provide access as required.

Criterion k) the nearby area is residential to the south, railway land to the east, mainly commercial with some residential to the north and gardens to the west; the introduction of a small number of residential uses would not cause harm, is provided for in the Neighbourhood Plan, and the design proposed would not cause visual harm.

17. With regard to Policy SD15, the loss of the existing buildings is acceptable under section 2a) and the findings above are that criterion 2b) is met through making a positive contribution to the character and appearance of the conservation area. The background information provided shows that the items in part 1 have been correctly assessed, resulting in an acceptable solution to the site's constraints.
18. To conclude on this main issue, the proposal is of the design quality sought by policy and is appropriate to this degraded and prominent site. The proposal accords with policy requirements and statute in the effect on the character and appearance of the Lewes Conservation Area and causes no harm to the setting of listed buildings and scheduled ancient monuments.

Affordable Housing

19. Policy SD28 of the Local Plan sets out the requirements for affordable housing according to the size of development, with all development in Use Class C3 being included. Supporting paragraphs 7.63 to 7.68 contain guidance on viability. The Authority adopted the Supplementary Planning Document '*Affordable Housing*' in July 2020, with a section entitled '*Using Policy SD28 Affordable Homes*'.
20. It is clear that considerable information had been provided to lead the Officers to conclude that the provision of affordable housing was not viable, and this included checks by third party consultants. A mechanism had been agreed to

revisit the development economics, and that has now been set within the Agreement provided to the Appeal.

21. That conclusion as to a lack of immediate viability is particular to the economics of this design, and although the Authority do not now resile from the agreed position, and do not appear to be suggesting that a lesser quality should be produced in order to provide affordable housing, the tone of the Reason for Refusal is that due to the design being considered unacceptable by the Committee, the rationale for not seeking affordable housing in the first instance falls away. The Committee refer to the need for young people's housing and the suitability of the site's location for that purpose.
22. In the event and for the reasons set out in the first main issue, the design proposed is not only considered acceptable and to cause no harm, but is to a high standard that would make-good the shortcomings of the site as currently presented in this prominent location. On that basis there is no reason to consider the process carried out, including the use of external experts, as being other than the robust approach sought in the supporting text to Policy SD28 at paragraph 7.64. The Agreement submitted does however provide for the issue to be revisited if appropriate. With that provision, the lack of affordable housing is acceptable under the terms of Policy SD28.

Agreement and Conditions

23. The Agreement dated 18 January 2021 provides in Schedule 1 for Highway Works, and Schedule 2 sets out the mechanism for the affordable housing viability review. Full weight has been given to this latter provision in the Reasoning to this Decision, and the Agreement satisfies the 3 tests in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010; it is necessary to make the development acceptable in planning terms, it is directly related to the development, and it is fairly and reasonably related in scale and kind to the development.
24. The original Committee Report suggested 32 conditions, and the Authority have confirmed in their Appeal Statement that they remain as suggested. The appellant has included them in Appendix B to their Appeal Statement. This is taken as confirmation of agreement to those that are, of necessity, pre-commencement conditions; controlling site levels, drainage, the protection of a public sewer, a Sustainable Construction Report, a Construction Environmental Management Plan, work to access points, highway condition survey and an archaeological survey. These are important aspects of the early works where control should be exercised in order to ensure that no harm occurs. In addition to the standard time condition, a condition naming the 'as proposed' drawings is required for the avoidance of doubt, and due to the somewhat convoluted revision history, the parties' confirmation was requested on this matter.
25. Materials should be controlled through the submission of details and samples, and the Conservation Officer's additional conditions on sample panels and rainwater goods, as suggested in the Committee Update, can be incorporated here. Hard and soft landscaping details should be sought as this is an important enhancement of the site, and a Landscape and Ecological Management Plan should be prepared for the same reason. Boreholes carried out for investigation or for heating and cooling are to be controlled to prevent long term adverse effects and the Flood Risk Assessment is to be implemented.

26. Although the amount of glazing has been found acceptable as part of the holistic design and can be beneficial in providing passive solar gain, the need to prevent light pollution and preserve dark skies in the National Park bring about the need for control and retention of the low transmittance glazing. For similar reasons it is right that external lighting should be controlled. Parking and cycle parking is to be in place prior to occupation of any of the dwellings, and it is reasonable, having mind to the previous commercial use, to seek control should contamination be found.
27. The reference in suggested condition 4) to '*existing frontage ditches and ha ha feature*' has been altered to '*existing watercourse*' and the reference in suggested condition 29) to '*Hampshire County Council*' has been altered to '*East Sussex County Council*'.
28. The suggested conditions will be re-ordered as set out in the Planning Practice Guidance (Paragraph: 024 Reference ID: 21a-024-20140306) and the minor changes referred to above will be incorporated. The resulting conditions satisfy the 6 tests in paragraph 55 of the Framework and the Planning Practice Guidance (Paragraph: 003 Reference ID: 21a-003-20190723).

Conclusions

29. The site is allocated for residential use in the Neighbourhood Plan and the proposed removal of the corrugated metal building and redevelopment as proposed would not cause harm to the character and appearance of the conservation area and would represent an enhancement in some close views. The settings of other designated heritage assets would be preserved.
30. The design is of a high quality as befits this location and the appraisals show that the immediate provision of affordable housing is not viable, and this has been validated by third party experts. However, a mechanism is in place to revisit this situation.
31. The proposed redevelopment would bring benefits and is in line with Development Plan and National policies, and meets the statutory tests with regard to designated heritage assets and for the reasons given above it is concluded that the appeal should be allowed.

S J Papworth

INSPECTOR

Schedule A, Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the plans listed in Schedule B below.
- 3) No development shall commence until details of site levels and longitudinal and cross sections through the site have been submitted to and approved in writing by the Local Planning Authority. These shall show how the buildings are proposed to be set into the topography of the site, in comparison to existing levels. These details shall show how spoil from excavations is intended to be used on site, including in the creation of open space. The development is to be carried out to the approved details.
- 4) No development shall commence until detailed drainage drawings and calculations have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include evidence (in the form of hydraulic calculations) that surface water discharge rates are limited to 0.5 l/s for all rainfall events, including those with 1 in 100 (+40% for climate change) annual probability of occurrence. The hydraulic calculations shall take into account the connectivity of the different surface water drainage features. This shall include details of the outfall of the permeable pavement and how it connects into the watercourse (including cross sections and invert levels) as well as details of how impacts on high groundwater on the hydraulic capacity and structural integrity of the permeable paving will be managed. The development is to be carried out to the approved details.
- 5) Prior to the commencement of development details shall be submitted to and approved in writing by the Local Planning Authority which identify the measures which will be undertaken to protect the integrity of the public sewer which crosses the site. The development is to be carried out to the approved details.
- 6) No development shall commence until a drainage scheme detailing the proposed means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority. These details shall include a maintenance plan with management responsibilities. The development shall be carried out in accordance with the approved details. No dwelling shall be occupied until the drainage system has been implemented in accordance with the agreed details, which shall be retained thereafter.
- 7) Prior to the commencement of the development hereby permitted detailed information in a design stage sustainable construction report in the form of:
 - a) Design stage SAP data;
 - b) Passive house certificates;
 - c) Site Waste Management Plan;
 - d) Design stage BRE water calculator;
 - e) Product specifications;
 - f) Grown in Britain or FSC certificates;

- g) Sustainable material strategy;
- h) Building design details;
- i) Layout or landscape plans demonstrating that the dwelling has:
 - i) Reduced predicted CO² emissions by at least 19% due to energy efficiency and;
 - ii) Reduced predicted CO² emissions by a further 20% due to on site renewable energy compared with the maximum allowed by building regulations;
 - iii) EV charge point for every home;
 - iv) 5% of dwellings and at least one dwelling are passive house certified;
 - v) Predicted water consumption no more than 110 litres/person/day;
 - vi) Separate internal bin collection for recyclables;
 - vii) SWMP and at least 50% of construction waste diverted from landfill;
 - viii) Private garden compost bin and evidence demonstrating:
 - ix) Sustainable drainage, enhanced green infrastructure and GI linkage and adaptation to climate change
 - x) Selection of sustainable materials shall be submitted to and approved in writing by the Local Planning Authority.

The development is to be carried out to the approved details.

- 8) No development shall commence, including any works of demolition, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
- a) An indicative programme for carrying out of the works.
 - b) The arrangements for public consultation and liaison during the construction works.
 - c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method for constructing foundations, the selection of plant and machinery and use of noise mitigation barriers.
 - d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination.
 - e) The parking of vehicles of site operatives and visitors.
 - f) Loading and unloading of plant and materials.
 - g) Storage of plant and materials used in constructing the development.
 - h) The erection and maintenance of security hoarding, where appropriate.
 - i) Wheel washing facilities.
 - j) Measures to control the emission of dust and dirt during construction.

- k) A scheme for recycling/disposing of waste, including spoil, resulting from demolition and construction works.
 - l) Working hours.
 - m) The anticipated number, frequency and types of vehicles used during construction.
 - n) The method of access and egress and routing of vehicles during construction.
- 9) No development shall take place until details of the new access and the specification for the construction of the access which shall include details of surface water drainage and gradients have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the use hereby permitted shall not commence until the construction of the access has been completed.
 - 10) The access shall not be used until visibility splays as shown on the submitted plan (plan no 7711/101 revision L) are cleared of all obstructions exceeding 600mm in height and kept clear thereafter.
 - 11) The completed access shall have a gradient of no more than 2.5% (1 in 40) from the channel line and 11% (1 in 9) thereafter.
 - 12) No development shall commence until the existing access shown on the submitted plans has been stopped up and the kerb and footway reinstated in accordance with details to be submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority.
 - 13) Development shall not commence until such time as temporary arrangements for access and turning for construction traffic has been provided in accordance with plans and details that shall have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.
 - 14) No development shall commence on site, including demolition, until a pre-commencement condition survey of the surrounding highway network has been submitted to and approved in writing by the Local Planning Authority. Any damage caused to the highway as a direct consequence of the construction traffic shall be rectified at the applicant's expense.
 - 15) No development shall commence until the implementation of a programme of an archaeological survey, in accordance with a Written Scheme of Investigation which has previously been submitted to and approved in writing by the Local Planning Authority. The assessment shall take the form of trial trenches to ensure that any archaeological remains encountered within the site are recognised, characterised and recorded.
 - 16) In the event that archaeological remains are encountered, their details and proposed mitigation strategy for addressing these deposits and a means of recording them shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with these details and the findings shall be submitted to the East Sussex County Council for inclusion within the Historic Environment Record.

- 17) No development above slab level shall be commenced unless and until a schedule of materials and samples of such materials, finishes and colours to be used for external surfaces, windows and doors, and rainwater goods of the proposed buildings, and including proposals for the production, approval and retention during the construction phase of sample panels, have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to those approved, and the workmanship shall accord with that approved in the sample panels.
- 18) No development above slab level shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a) Written specifications (including cultivation and other operations associated with plant and grass establishment.
 - b) Planting methods, tree pits & guying methods.
 - c) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate.
 - d) Retained areas of trees and hedgerows.
 - e) Manner and treatment of the existing frontage watercourse.
 - f) Details of all hard-surfaces, including paths, kerb edges, access ways, boundary treatments, bin and cycle stores and parking spaces, including their appearance, dimensions and siting.
 - g) Details of the siting, specifications and management of the Sustainable Urban Drainage systems.
 - h) A landscape schedule and management plan designed to deliver the management of all new and retained landscape elements to benefit people and wildlife for a minimum period of 5 years including details of the arrangements for its implementation.
 - i) A timetable for implementation of the soft and hard landscaping works.
 - j) A landscape plan with services shown.
- The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.
- 19) No development above slab level shall take place until a site-wide detailed Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include, but not necessarily be restricted to, details of: long term objectives and management responsibilities; the management regime of the landscape scheme; measures to enhance ecology through the provision of landscape species, bird and bat boxes. The measures shall thereafter be implemented in accordance with the approved details.
- 20) No development shall commence above slab level until an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the type and location of all external lighting to be installed throughout the site. All external

lighting on the dwellings shall be restricted to down lighters that do not exceed 1000 lumens, which shall be designed and shielded to minimise upwards light spillage.

- 21) Prior to the occupation of the first dwelling or construction of the outfall, a survey of the condition of the culverted ordinary watercourse which will take surface water runoff from the development shall be investigated. Results of the survey shall be submitted to and approved in writing by the Local Planning Authority. Any required improvements to the condition of the culvert shall also be included and, if approved by the Local Planning Authority, implemented accordingly.
- 22) Prior to the occupation of the development, evidence (including photographs) shall be submitted showing that the drainage system has been constructed as the final agreed detailed drainage designs.
- 23) The development shall not be occupied until the parking areas (including car ports) have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles
- 24) The development shall not be occupied until cycle parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles
- 25) The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with the approved plans and the turning space shall thereafter be retained for that use and shall not be used for any other purpose
- 26) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.
- 27) Prior to the occupation of any part of the development hereby approved, a verification report demonstrating completion of any remediation works required pursuant to Condition 26) shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.
- 28) Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and

documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

- 29) A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post development, for monitoring purposes will be secured, protected and inspected.
- 30) (A) The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (Ref. AEL-4800-FRA-942992, 11 October 2018) and the following mitigation measures it details:
- a) Finished floor level of the Ground Floors shall be set no lower than 7.1m above Ordnance Datum (AOD), as detailed in Section 3.1 of the FRA.
 - b) The Lower Ground Floors shall be used as garage space only, with all habitable accommodation restricted to Ground Floors and above (Section 3.1), and an access/egress point made available from the Ground Floors (Section 3.1).
 - c) Water resilient building materials and interior design considerations are incorporated into the development during construction, as detailed within Section 4.1 of the FRA.
 - d) Owners and occupants of the development shall sign up to the Environment Agency's Flood Warning Service, and be made aware of the safe access and egress route as outlined in Section 3.2 of the FRA.
- (B) The development layout shall conform to the submitted Site Plan drawing (1543_PA_001) to ensure that the development is kept to the higher parts of the site, and away from the main river culvert on the Southern boundary of the site.
- The mitigation measures in (A) and (B) above shall be fully implemented prior to the occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
- 31) Investigation boreholes/ground source heating and cooling systems using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority.
- 32) All windows shall be fitted with low transmittance glazing and shall be permanently retained in that condition thereafter.

Schedule B, Drawings to be referred to in Condition 2)

Plan Type	Reference	Version	Date on Plan
Plans – Drainage Areas Plan (existing)	2426-02		October 2019
Plans – Longitudinal section road 1	2426-06		October 2019
Plans – Drainage Areas Plan (proposed)	2426-03		October 2019
Plans – Longitudinal section road 2	2426-07		October 2019
Plans – Drainage Layout Plan	2426-04		October 2019
Plans – SuDS Maintenance Plan (MTC Engineering)			
(gap)			
Plans – Site location	002	C	24.05.19
Plans - Proposed second Floor	1543_PA_012	B	16.11.2018 Revision 21.01.20
Plans - Proposed Ground Floor	1543_PA_010	C	16.11.2018 Revision 21.01.20
Plans - Proposed first Floor	1543_PA_011	B	16.11.2018 Revision 21.01.20
Plans - Proposed third floor	1543_PA_013	B	16.11.2018 Revision 21.01.20
Plans – Proposed Roof Plan	1543_PA_014	B	16.11.2018 Revision 21.01.20
Plans - –Elevations	1543_PA_101	B	16.11.2018 Revision 22.01.2020
Plans - –Elevations	1543_PA_102	A	16.11.2018 Revision 21.01.2020
Plans - Elevations	1543_PA_103		01.22.20
Plans - Materials elevation study – units T1a & T1b	1543_PA_110	B	16.11.2018 Revision 22.01.20
Plans - Section through site	1543_PA_201	A	16.11.2018 Revision 21.01.20
Plans - Location Plan	1543_PA_003	A	13.12.2018