



Appeal Decisions

Site visit made on 12 December 2023

by John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 05 January 2024

Appeal A Ref: APP/Z4310/W/23/3323985

Allerton Golf Club, Allerton Road, Mossley Hill, Liverpool L18 3JT

- 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 Allerton Golf Trading Ltd against the decision of Liverpool City Council.
 - The application Ref 21F/2913, dated 9 September 2021, was refused by notice dated 22 December 2022.
 - The development proposed is 'to erect a 4 storey extension above existing Listed façade of the Manor House in connection with the creation of a hotel (66 bedrooms) and basement spa with an associated external events space, service yard and service road, external terrace and band stand in front of the Manor; part reconfiguration/part construction of an associated car park, cycle parking, sub-station, and hard and soft landscaping (parts of which are retrospective)'.
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Appeal B Ref: APP/Z4310/Y/23/3323987

Allerton Golf Club, Allerton Road, Mossley Hill, Liverpool L18 3JT

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Allerton Golf Trading Ltd against the decision of Liverpool City Council.
 - The application Ref 21L/3704, dated 25 November 2021, was refused by notice dated 22 December 2022.
 - The works proposed are 'to refurbish and extend the Listed facade of the Manor House in connection with a 66 bed hotel incorporating spa and conference facilities'.
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Decisions

Appeal A Ref: APP/Z4310/W/23/3323985

1. The appeal is allowed and planning permission is granted for 'to erect a 4 storey extension above existing Listed façade of the Manor House in connection with the creation of a hotel (66 bedrooms) and basement spa with an associated external events space, service yard and service road, external terrace and band stand in front of the Manor; part reconfiguration/part construction of an associated car park, cycle parking, sub-station, and hard and soft landscaping (parts of which are retrospective)' at Allerton Golf Club, Liverpool in accordance with the terms of the application Ref 21F/2913, dated 9 September 2021, and the plans submitted with it, subject to the conditions set out in a Schedule attached to this Decision.

Appeal B Ref: APP/Z4310/Y/23/3323987

2. The appeal is allowed and listed building consent is granted for 'to refurbish and extend the Listed facade of the Manor House in connection with a 66 bed hotel

incorporating spa and conference facilities' at Allerton Golf Club, Liverpool in accordance with the terms of the application Ref 21L/3704, dated 25 November 2021, and the plans submitted with it subject to the conditions set out in a Schedule attached to this Decision.

Reasons

Procedural matter

3. The application form identifies the site to be Allerton Manor Golf Course, the appeal form identifies the site to be Allerton Golf Club, and the Council's delegated report identifies the site to be Allerton Manor Golf Club and Course. Outside the planning arena the site is consistently identified to be Allerton Manor Golf Club and it will be referred to as such in this appeal decision.

The site and its surroundings

4. Allerton Manor Golf Club (AMGC) is about 52 hectares and is part of a much larger 'green' area of Liverpool that is designated in the adopted Liverpool Local Plan 2013-2033 (LLP) as the Calderstones/Woolton Green Wedge (CWGW). At the heart of AMGC are the buildings that support the main sporting activity. One of these buildings is occupied by Fletcher's Sports Bar and is the remaining part of Allerton Manor, which was a substantial two-storey villa built in 1815. The villa was mostly destroyed by fire in 1944 but what remained was designated a Grade II listed building in 1975.

5. The listed building is single storey, is constructed in stone, and is designed in the Classical style. The south-east façade is a free-standing octastyle Doric portico and the south-west façade has many features such as bays that are bowed with applied tetrastyle Doric colonnade and tripartite windows with friezes and cornices. The north-west return façade has a frieze, cornice and blocking course. Behind the listed building is a yard area and beyond is a belt of high trees. To the north of the listed building is the former stables building that has been extended and converted to be the golf club house with changing rooms, shop and restaurant.

Background information

6. Planning permission was granted in 2021 for a development that would include the refurbishment and extension of the listed building to create a 31 bedroom hotel. Other permitted works are underway but the owners of AMGC have decided not to pursue the construction of the hotel. The planning permission is a material consideration but the development that is the subject of this decision will be considered on its own merits.

The proposed development

7. The proposed development is as described in the header above for Appeal A. The hotel would have a gross floor area of about 6,150 square metres.

Reasoning

8. The main issues in Appeal A are the effect of the proposed development on: first, the character of the CWGW; and second, the historic significance of the listed building. The second main issue also reflects the single reason for refusal of the application that is the subject of Appeal B.

The first main issue – the character of the CWGW

9. LLP policy GI3 'Green Wedges' has two principal elements. With regard to the first element, the Council accepts that the proposed development would not have a significant adverse effect on the predominantly open character of the CWGW. The second element has five sub-elements and the Council has not raised any concerns with regard to any of the sub-elements other than sub-element b, which requires that the proposed development should demonstrate that it uses materials that are, and has a built form that is, sympathetic to the character of the area.

10. The design of the proposed hotel has been carefully considered, would be entirely appropriate for its surroundings, and would be sympathetic to the character of the area. The listed building would retain its prominence at ground level in views from the circulation and parking areas to the west of the group of buildings. The single storey flat roofed form of the listed building would be continued to the east to create an entrance to the spa element of the hotel. This new single storey element would be similar in design to the listed building but there would be a recognisable difference between old and new elements.

11. The main four storey element of the building would be set back behind the listed building and its complimentary single storey extension. At the rear the lower part of this element of the building would have stone elevations to continue the 'plinth' form of the listed building, including the portico, and its extension. Above the single storey plinth, the upper three storeys of the main element of the hotel would have reflective glass elevations. These elevations would reflect and enhance the wooded surroundings of the cluster of buildings. Projecting balconies would break up the flat facades and would provide activity and interest.

12. On top of the hotel would be louvre clad plant rooms but these would be set well back from the glass elevations and would, in views from ground level, not be prominent and would not add to the mass of the main four storey element of the hotel. The scale of the trees that surround the site is the most striking feature of the area and the trees define its character. The scale and mass of the proposed hotel, and the reflective glass elevations of its upper floors, would complement its surroundings and would be sympathetic to the character of the area. The proposed development does not, in this regard, conflict with LLP policy GI3.

The second main issue – the historic significance of the listed building

13. The building was listed in 1975 not because it was once part of Allerton Manor but because of its own architectural and historic interest. There is no justification for considering the reinstatement of a building of the original scale and form of Allerton Manor as being the only appropriate approach for the design of an addition to the listed building. The proposed development must be judged on its merits and the only test is whether it would harm the architectural and historic interest, and therefore the significance, of the listed building.

14. The proposed development would secure the preservation of the listed building and the refurbishment of the stone fabric of the building. In this regard the freestanding portico is in particularly poor condition and its repair is urgently required. The south-east elevation of the main ground floor events space of the hotel would be set back from the portico, which would retain its freestanding nature. Seven pairs of double doors would open out from the events space and the area under the portico would be actively used.

15. Activity would also occur on the flat roof of the listed building where a first floor breakfast restaurant would open out onto a terrace. Maintaining a listed building in active use must be regarded to be a positive outcome that would contribute to its preservation. The new ground floor plinth along the north-west elevation of the proposed building would step forward from the listed building. But the bow window on the north-west elevation of the listed building would remain a prominent and distinctive feature of the building.

16. There would be a distinct break between the listed building and the new plinth element that would be of the same design. The main pedestrian route from the stables building would be directly towards the bow window and an existing terrace to the west of the listed building would be retained. The listed building would remain a prominent feature and its relationship to the stables building would be retained. The main part of the hotel would be behind the listed building in views from the terrace and the areas of car park that wrap around it.

17. The modern material and appearance of the main part of the hotel would complement the solid stone structure of the listed building, which would remain the dominant feature in views from the terrace and car park areas. The south-east elevation of proposed building has been carefully designed and would be articulated to preserve the prominence and integrity of the freestanding portico. The proposed development would preserve the architectural and historic interest, and significance, of the listed building. It does not conflict, in this regard, with LLP policies HD1, UD1, UD2, UD5 and UD7.

Other matters

18. Local residents are concerned about the potential for noise and disturbance from activities at the proposed hotel. There is no reason to suppose that noise and disturbance would be any greater than that which occurs from current activities at AMGC. Furthermore, conditions would require amplifying equipment to be fitted with noise limiting devices set at agreed levels, would require noise emitted from any plant to not exceed background noise levels, and would prevent use of the proposed bandstand until an updated Noise Impact Assessment has been submitted to and approved in writing by the local planning authority. These conditions would protect the amenities of local residents.

19. All other matters mentioned in opposition to the proposed development have been taken into account but they do not, either individually or collectively, outweigh the conclusions reached on the main issues.

Conditions

20. The Council has suggested 33 conditions for the planning appeal and 13 conditions for the listed building consent appeal. Suggested condition 2, in both cases and which sets out the approved drawings, has been amended to remove superseded drawings, to remove computer generated images that are unnecessarily included, and to include a soakaway design drawing that supersedes that included. The suggested conditions meet the tests set out in the National Planning Practice Guidance and have been imposed though they have been amended, where necessary, in the interests of clarity and precision. Reasons for the conditions are given in the schedules.

Conclusion

21. The proposed development would be sympathetic to the character of the area and would preserve the architectural and historic interest, and significance, of the listed building.

22. Planning permission has thus been granted for 'to erect a 4 storey extension above existing Listed façade of the Manor House in connection with the creation of a hotel (66 bedrooms) and basement spa with an associated external events space, service yard and service road, external terrace and band stand in front of the Manor; part reconfiguration/part construction of an associated car park, cycle parking, sub-station, and hard and soft landscaping (parts of which are retrospective)' at Allerton Manor Golf Club, Liverpool, subject to conditions.

23. Listed building consent has also thus been granted for 'to refurbish and extend the Listed facade of the Manor House in connection with a 66 bed hotel incorporating spa and conference facilities' at Allerton Manor Golf Club, Liverpool, subject to conditions.

John Braithwaite

Inspector

SCHEDULE OF CONDITIONS FOR PLANNING PERMISSION 21F/2913

1. The development hereby permitted shall begin before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:

(i) Drawing Numbers

AMH-BCA-ZZ-ZZ-DR-A-01001 – Location Plan – P05
AMH-BCA-ZZ-ZZ-DR-A-02000 – Site Plan Existing – P01
AMH-BCA-ZZ-ZZ-DR-A-02001 – Site Plan – Proposed – P11
AMH-BCA-ZZ-ZZ-DR-A-02100 – Landscape – Masterplan – P01
249-LYR-XX-DWG-L-1001 Rev 5 – Fletcher’s Arrival Space
249-LYR-XX-DWG-L-1003 Rev 5 – Woodland Boundary
AMH-BCA-ZZ-ZZ-DR-A-02100 Rev P01 – Landscape Masterplan
AMH-BCA-ZZ-ZZ-DR-A-02102 Rev P01 – Landscape Wedding and Band Stand
AMH-BCA-ZZ-ZZ-DR-A-02104 Rev P01 – Landscape Softworks GA
AMH-BCA-XX-00-DR-A-04000 – Ground Floor Plan – Rev P10
AMH-BCA-XX-01-DR-A-04001 – First Floor Plan – P08
AMH-BCA-XX-02-DR-A-04002 – Second Floor Plan – P07
AMH-BCA-XX-03-DR-A-04003 – Third Floor Plan – P07
AMH-BCA-XX-04-DR-A-04004 – Roof Plan – P07
AMH-BCA-XX-B1-DR-A-04005 – Basement Floor Plan – P08
AMH-BCA-XX-XX-DR-A-05001 – West and North Elevations – P07
AMH-BCA-XX-XX-DR-A-05002 – East and South Elevations – P06
AMH-BCA-XX-XX-DR-A-05200 – Substation and Enclosure Elevations – P02
AMH-BCA-XX-XX-DR-A-05201 – Band Stand Elevations – P01
AMH-BCA-XX-XX-DR-A-06001 – GA Sections – P07
GCE01-BET-C-106 Rev B Proposed Drainage
GCE01-BET-C-105 Rev B Drainage Catchment Plan
GCE01-BET-C-104 Rev B Proposed Surfacing Materials
GCE01-C-101 Rev B Proposed Permeable Surfacing Layout and Drainage with Associated Levels sheet 1 of 2
GCE01-C-102 Rev B Proposed Permeable Surfacing Layout and Drainage with Associated Levels sheet 2 of 2
GCE01 – Soakaway Design Details – Layout – P07

(ii) Supporting Documents

Planning Statement, Roman Summer Associates Ltd, September 2021
Design & Access Statement, Brock Carmichael
Landscape Report, Layer Studio, August 2021
Archaeological Desk Based Assessment, ARS Ltd
Heritage Assessment, Graeme Ives Heritage, September 2021
Structural Assessment and Strategy Rev B, Booth King, Rev B, June 2021
Preliminary Investigation Report Ian Farmer Associates, April 2021
Arboricultural Impact Assessment and Method Statement, Tree Solutions, 21/AIA/LIV/, Sept 2021
Transport Statement, Prime Transport, June 2021
Preliminary Ecological Appraisal Report, Ecology Services

Bat Survey Report, Ecology Services
Flood Risk Assessment and Drainage Strategy, Betts Hydro
Habitat Management Plan, Ecology Services, June 2023

Reason: For the avoidance of doubt.

3. No works shall take place, including any demolition, site clearance or ground works, until a Construction Method Statement detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the local planning authority.

The method statement shall include, but not be limited to:

- (i) Construction traffic routes, including provision for access to the site;
- (ii) Entrance/exit from the site for visitors/contractors/deliveries;
- (iii) Location of directional signage within the site;
- (iv) Siting of temporary containers;
- (v) Parking for contractors, site operatives and visitors;
- (vi) Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction;
- (vii) Temporary roads/areas of hard standing;
- (viii) Schedule for large vehicles delivering/exporting materials to and from site;
- (ix) Storage of materials and large/heavy vehicles/machinery on site;
- (x) Measures to control noise and dust;
- (xi) Details of street sweeping/street cleansing/wheelwash facilities;
- (xii) Details for the recycling/disposing of waste resulting from demolition and construction works in accordance with the principles of sustainable waste management (Site Waste Management Plan);
- (xiii) Hours of working;
- (xiv) Phasing of works including start/finish dates.

The approved Construction Method Statement and Site Waste Management Plan shall be adhered to throughout the construction period.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity, and to minimise waste.

4. No development shall take place on any phase, including any demolition, site clearance or ground works, until;

a) An investigation and assessment methodology, including analysis suite and risk assessment methodologies, has been submitted to and approved by the LPA in writing, prior to any site investigations.

b) A site investigation and assessment has been carried out by competent persons to determine the status of contamination including chemical, radiochemical, flammable or toxic gas, asbestos, biological and physical hazards at the site and has been submitted to the local planning authority. The investigations and assessments shall accord with current Government and Environment Agency recommendations and guidance and identify the nature and extent of any contaminants present, whether or not they originate on the site, their potential for migration and risks associated with them. The assessment shall consider the potential risks to:

- (i) human health;
- (ii) controlled waters;
- (iii) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service;
lines and pipes;
- (iv) adjoining land;
- (v) ecological systems;
- (vi) archaeological sites and ancient monuments.

c) A detailed remediation scheme (if required) has been submitted to and approved in writing by the local planning authority. This scheme shall include an appraisal of remedial options, an implementation timetable, works schedule, site management objectives, monitoring proposals and remediation validation methodology. The scheme once completed must ensure that the site would not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

Reason: To ensure that risks from land contamination to future users of the land and neighbouring land are minimised, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, and to protect groundwater quality in the principal underlying aquifer.

5. Following completion of the measures identified in the approved remediation scheme required by condition 4, and prior to occupation of any part of the development, a verification report which shall confirm the adequacy of remediation shall be submitted to and approved in writing by the local planning authority. If a phased approach to the development is being proposed, then a verification report for each phase shall be submitted to and approved in writing by the local planning authority.

If any potentially contaminated material or flammable/toxic gas not previously identified is discovered, this must be reported in writing to the local planning authority and a further assessment, and a revised remediation scheme, shall be required by the local planning authority. If no contamination is found, then this should be detailed in the remediation verification report.

Reason: To ensure that risks from land contamination to future users of the land and neighbouring lands are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6. Samples or specifications of all materials to be used in the external construction of the development shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved materials.

Reason: To ensure a satisfactory external appearance for the development.

7. Notwithstanding the indicative details shown on the approved drawings, no new windows or doors shall be installed in the former Manor House until a schedule, including drawings at 1:20 scale with cross sections at 1:2 (or similar), has been submitted to and approved in writing by the local planning authority. This schedule shall include all sill, lintel, and jamb/reveal details and final paint colour. The works shall be carried out in accordance with the approved details.

Reason: To protect the historic interest of the heritage asset.

8. All re-pointing to the former Manor House shall be carried out using an appropriate lime mortar mix without coloured additives, plasticizers or other additives, of a composition to be approved in writing by the local planning authority before pointing works take place. Any re-pointing shall be kept to the minimum that is structurally necessary, whilst all joints shall be finished neatly and cleanly with the mortar brushed slightly back from the arises. Joints shall be carefully raked out with suitable hand tools to a depth of at least 18-25mm (or twice the width of the joint), flushed out with clean water and the new mortar pressed well in using pointing keys of widths to suit the joints. There shall be no "buttering-up" of joints.

Reason: To protect the historic interest of the heritage asset.

9. A sample panel of new stonework to be used on the former Manor House of approximately one square metre shall be provided on site and the stone, mortar mix, colour, texture, bond and joint finish shall be approved in writing by the local planning authority before any new stonework, stone repairs or pointing takes place. Works shall be carried out in accordance with the approved sample panel.

Reason: To protect the historic interest of the heritage asset.

10. Prior to commencement of works on the former Manor House, details of the measures to be undertaken to secure and protect features of the building during the works shall be submitted to and approved in writing by the local planning authority. Particular regard shall be given to vulnerable surfaces and finishes. The approved measures shall be carried out in full and no features shall be disturbed or removed (temporarily or permanently) except as indicated on the approved drawings.

Reason: To protect the historic interest of the heritage asset.

11. Prior to commencement of works on the former Manor House, details of the areas of masonry to be demolished, and setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction, shall be submitted to and approved in writing by the local planning authority. The details shall include structural engineering drawings and/or a method statement of strengthening of any wall or vertical surface and support for any floor, roof or horizontal surface. Works shall be carried out in accordance with approved details.

Reason: To ensure that the structural stability of the structure during the works.

12. A method statement for any cleaning of external stone facades, including materials and methods to be used, shall be submitted to and approved in writing by the local planning authority prior to commencement of such works. A test patch of cleaning shall then be carried out and approved in writing, prior to full works commencing. Works shall be carried out in accordance with the approved details.

Reason: To protect the historic interest of the heritage asset.

13. Notwithstanding details shown on the approved drawings and prior to works commencing on the former Manor House, working drawings or product

specifications of the following shall be submitted to and approved in writing by the local planning authority:

- (i) all rainwater goods including hoppers and down pipes, which for the avoidance of doubt shall be of cast metal and painted black;
- (ii) boiler flues and ventilation terminals;
- (iii) canted framing elements;
- (vi) cappings and copings.

Works shall be carried out in accordance with the approved details.

Reason: To protect the historic interest of the heritage asset.

14. Details of the following external works shall be submitted to and approved in writing by the local planning authority before the works are commenced:

- (i) All structures in the external areas including planters and benches;
- (ii) All new boundary treatments, railings, gates and means of enclosure;
- (iii) External Lighting.

Development shall be carried out in accordance with the approved details before the development is brought into use.

Reason: To ensure satisfactory landscaping.

15. No development shall commence until updated plans have been provided with details of tactile paving to the hotel front entrance. The entrances into the Spa shall have at least one door leaf that is a minimum effective clear width of 1000mm. All bars and counters must be an accessible height for both wheelchair users and standing users. Bars, counters and the events space must be equipped with a suitable hearing enhancement system.

Reason: To meet standards of accessibility and inclusion.

16. The hotel accommodation shall not be brought into use until the four accessible bedrooms have been provided. One of the rooms shall have a ceiling track hoist.

Reason: To meet standards of accessibility and inclusion.

17. The approved landscaping scheme shall be completed either not later than the first planting season following first occupation of the development or during the appropriate planting season progressively as the development proceeds, in accordance with a programme to be approved in writing by the local planning authority. All works must be carried out to BS 8545:2014 Trees: from nursery to independence in the landscape and BS 4428: 1989 Code of Practice for General Landscape Operations.

Any trees/plants which die, become diseased, damaged or are removed within 5 years of planting shall be replaced with trees/plants of similar sizes and species or as may otherwise be agreed with the local planning authority in the first available planting season thereafter.

An audit trail of the plant stock used for the scheme shall be submitted to the local planning authority on completion of the planting.

Reason: It is in the interests of visual amenity and in accordance with Section 197 of the Town and Country Planning Act 1990 in respect of the planting and preservation of trees.

18. No development or demolition shall take place until a Written Scheme of Investigation (WSI) of archaeology on the site has been submitted to and approved in writing by the local planning authority. The WSI shall include the following five steps:

- A phased programme and methodology of site investigation and recording;
- A programme for post-investigation reporting to include production of a final report of the significance of the below-ground archaeological interest;
- Provision for appropriate publication and dissemination of the archaeology and history of the site;
- Provision for archive deposition of the report, finds and records of the site investigation; and
- Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

The programme of archaeological works should be undertaken in accordance with the approved WSI prior to development taking place.

Reason: To protect underground heritage assets.

19. The development hereby permitted shall not be occupied until details of bird and bat boxes to be provided have been submitted to and approved in writing by the local planning authority. The details shall include the number, type and location of boxes, on an appropriately scaled plan, and a programme for their installation. The bird and bat boxes shall be installed as approved and in accordance with the programme for their installation.

Reason: For the protection of ecology and in the interests of biodiversity enhancement.

20. Felling of trees identified as having low bat roost potential (Trees 1 ,6 ,7 and 8, Tree group A, and Tree group B as identified in the Bat Survey 2021) must employ soft felling techniques under supervision of a suitably qualified ecologist.

Reason: For the protection of protected species.

21. No tree felling, scrub clearance, hedgerow removal, vegetation management, or building works are to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an experienced ecologist to ensure no breeding birds are present. If birds are found to be present, details of how they will be protected shall be submitted to and approved in writing by the local planning authority.

Reason: For the protection of protected species.

22. Before development commences the site shall be inspected for the presence of hedgehogs. If found to be present the hedgehogs shall be relocated to a

suitable location within the surrounding golf course by a suitably qualified person. During the construction period all trenches and excavations shall have a means of escape, such as a ramp, to provide a means of escape for hedgehogs. Any exposed open pipe systems shall be capped and materials shall be stored appropriately to prevent mammals gaining access.

Reason: For the protection of protected species.

23. No development shall take place, including any demolition, site clearance or ground works, until a method statement showing the extent of Himalayan balsam on the site and until proposed methods of eradication and future control including monitoring have been submitted to and approved in writing by the local planning authority. Any mitigation measures required shall be implemented in accordance with the approved methods before the development is first brought into use.

Reason: To prevent the spread of invasive species under the provisions of the Wildlife and Countryside Act 1981.

24. Amplifying equipment shall be fitted with noise limiting devices set at a level to be agreed with the Head of the Council's Environmental Health Service.

Reason: To protect neighbouring residential amenity.

25. The rating level of noise emitted from any plant shall not exceed the existing background noise level. The noise level shall be determined at the nearest noise sensitive premises. The measurements and assessments shall be made in accordance with BS4142:2014 'Method for Rating Industrial and Commercial Sound'.

Reason: To protect neighbouring residential amenity.

26. Notwithstanding details shown on the approved plan, there shall be no use of the bandstand for live or amplified music until an updated Noise Impact Assessment has been submitted to and approved in writing by the local planning authority.

Reason: To protect neighbouring residential amenity.

27. Refuse and waste for recycling shall be stored in designated waste stores and shall only be placed outside the premises on the appropriate refuse and recycling collection days.

Reason: To safeguard amenity and maintain the quality of the environment.

28. No development shall take place until a scheme for surface water drainage based on the hierarchy of drainage options in the National Planning Policy Framework, with evidence of an assessment of site conditions, has been submitted to and approved in writing by the local planning authority. The entire drainage scheme shall have a maximum surface water discharge of 5 l/s. Development shall be carried out in accordance with the approved scheme.

Reason: To ensure a satisfactory means of surface water drainage.

29. Prior to occupation of the development details of a scheme for the implementation, maintenance and management of the sustainable drainage system shall be submitted to and approved in writing by the local planning authority. The details shall include an implementation timetable, a management and maintenance plan for the lifetime of the development, and contact details for a person/company responsible for maintenance.

Reason: To ensure that the sustainable drainage system is properly maintained in perpetuity.

30. The development shall not be brought into use until areas indicated on the approved plans for parking and servicing have been surfaced, drained and permanently marked out or demarcated in accordance with the approved details and specifications. The parking and servicing areas shall be retained as laid and marked out thereafter.

Reason: To ensure that parking and service areas are provided and maintained.

31. The development shall not be brought into use until areas indicated on the approved plans for cycle parking have been provided in accordance with the approved details and specifications. The cycle parking shall be retained as provided thereafter.

Reason: To ensure that adequate provision is made for cycle parking.

32. Within three months of the development being brought into use a Travel Plan shall be submitted to and approved in writing by the local planning authority. The Travel Plan shall provide immediate, continuing and long-term measures to promote and encourage alternative modes of transport to the single-occupancy car. The Travel Plan shall include, but not be limited to:

- a) Involvement of employees;
- b) Information on existing transport policies, services and facilities, travel behaviour and attitudes;
- c) Access for all modes of transport;
- d) Targets for mode share;
- e) Resource allocation including Travel Plan Co-ordinator and budget;
- f) A parking management strategy;
- g) A marketing and communications strategy;
- h) Appropriate measures and actions to reduce car dependence and encourage sustainable travel;
- i) An action plan including a timetable for the implementation of each such element of h) above;
- j) Mechanisms for monitoring, reviewing and implementing the travel plan.

The Approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied and in use.

An annual report shall be submitted to the local planning authority no later than one month following the anniversary of first occupation of the development for a period of five years. The annual report shall include a review of the Travel Plan measures, monitoring data and an updated action plan.

Reason: To maximise opportunities for sustainable travel.

33. The development shall not be occupied until the occupiers of the site have appointed a Travel Plan Co-ordinator. The Travel Plan Co-ordinator shall be responsible for the implementation, delivery, monitoring and promotion of the Travel Plan, including the day-to-day management of the steps identified to secure sustainable transport initiatives. The details (name, address, telephone number and email address) of the Travel Plan Co-ordinator, and any successors, shall be notified to the local planning authority upon appointment.

Reason: To ensure that the Travel Plan is implemented and maintained.

SCHEDULE OF CONDITIONS FOR LISTED BUILDING CONSENT 21L/3704

1. The works hereby authorised shall begin before the expiration of 3 years from the date of this consent.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The works hereby authorised shall be carried out in accordance with the following drawings and documents:

(i) Drawing Numbers

AMH-BCA-ZZ-ZZ-DR-A-01001 – Location Plan – P05
AMH-BCA-ZZ-ZZ-DR-A-02000 – Site Plan Existing – P01
AMH-BCA-ZZ-ZZ-DR-A-02001 – Site Plan – Proposed – P11
AMH-BCA-ZZ-ZZ-DR-A-02100 – Landscape – Masterplan – P01
249-LYR-XX-DWG-L-1001 Rev 5 – Fletcher’s Arrival Space
249-LYR-XX-DWG-L-1003 Rev 5 – Woodland Boundary
AMH-BCA-ZZ-ZZ-DR-A-02100 Rev P01 – Landscape Masterplan
AMH-BCA-ZZ-ZZ-DR-A-02102 Rev P01 – Landscape Wedding and Band Stand
AMH-BCA-ZZ-ZZ-DR-A-02104 Rev P01 – Landscape Softworks GA
AMH-BCA-XX-00-DR-A-04000 – Ground Floor Plan – Rev P10
AMH-BCA-XX-01-DR-A-04001 – First Floor Plan – P08
AMH-BCA-XX-02-DR-A-04002 – Second Floor Plan – P07
AMH-BCA-XX-03-DR-A-04003 – Third Floor Plan – P07
AMH-BCA-XX-04-DR-A-04004 – Roof Plan – P07
AMH-BCA-XX-B1-DR-A-04005 – Basement Floor Plan – P08
AMH-BCA-XX-XX-DR-A-05001 – West and North Elevations – P07
AMH-BCA-XX-XX-DR-A-05002 – East and South Elevations – P06
AMH-BCA-XX-XX-DR-A-05200 – Substation and Enclosure Elevations – P02
AMH-BCA-XX-XX-DR-A-05201 – Band Stand Elevations – P01
AMH-BCA-XX-XX-DR-A-06001 – GA Sections – P07
GCE01-BET-C-106 Rev B Proposed Drainage
GCE01-BET-C-105 Rev B Drainage Catchment Plan
GCE01-BET-C-104 Rev B Proposed Surfacing Materials
GCE01-C-101 Rev B Proposed Permeable Surfacing Layout and Drainage with Associated Levels sheet 1 of 2
GCE01-C-102 Rev B Proposed Permeable Surfacing Layout and Drainage with Associated Levels sheet 2 of 2
GCE01 – Soakaway Design Details – Layout – P07

(ii) Supporting Documents

Planning Statement, Roman Summer Associates Ltd, September 2021
Design & Access Statement, Brock Carmichael
Landscape Report, Layer Studio, August 2021
Archaeological Desk Based Assessment, ARS Ltd
Heritage Assessment, Graeme Ives Heritage, September 2021
Structural Assessment and Strategy Rev B, Booth King, Rev B, June 2021
Preliminary Investigation Report Ian Farmer Associates, April 2021
Arboricultural Impact Assessment and Method Statement, Tree Solutions, 21/AIA/LIV/, Sept 2021
Transport Statement, Prime Transport, June 2021
Preliminary Ecological Appraisal Report, Ecology Services

Bat Survey Report, Ecology Services
Flood Risk Assessment and Drainage Strategy, Betts Hydro
Habitat Management Plan, Ecology Services, June 2023

Reason: For the avoidance of doubt.

3. Samples or specifications of all materials to be used in the external construction of the development shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved materials.

Reason: To ensure a satisfactory external appearance for the works.

4. Notwithstanding the indicative details shown on the approved drawings, no new windows or doors shall be installed in the former Manor House until a schedule, including drawings at 1:20 scale with cross sections at 1:2 (or similar), has been submitted to and approved in writing by the local planning authority. This schedule shall include all sill, lintel, and jamb/reveal details and final paint colour. The works shall be carried out in accordance with the approved details.

Reason: To protect the historic interest of the heritage asset.

5. All re-pointing to the former Manor House shall be carried out using an appropriate lime mortar mix without coloured additives, plasticizers or other additives, of a composition to be approved in writing by the local planning authority before pointing works take place. Any re-pointing shall be kept to the minimum that is structurally necessary, whilst all joints shall be finished neatly and cleanly with the mortar brushed slightly back from the arises. Joints shall be carefully raked out with suitable hand tools to a depth of at least 18-25mm (or twice the width of the joint), flushed out with clean water and the new mortar pressed well in using pointing keys of widths to suit the joints. There shall be no "buttering-up" of joints.

Reason: To protect the historic interest of the heritage asset.

6. A sample panel of new stonework to be used on the former Manor House of approximately one square metre shall be provided on site and the stone, mortar mix, colour, texture, bond and joint finish shall be approved in writing by the local planning authority before any new stone, stone repairs or pointing takes place. Works shall be carried out in accordance with the approved sample panel.

Reason: To protect the historic interest of the heritage asset.

7. Prior to commencement of works on the former Manor House, details of the measures to be undertaken to secure and protect features of the building during the works shall be submitted to and approved in writing by the local planning authority. Particular regard shall be given to vulnerable surfaces and finishes. The approved measures shall be carried out in full and no features shall be disturbed or removed (temporarily or permanently) except as indicated on the approved drawings.

Reason: To protect the historic interest of the heritage asset.

8. Prior to commencement of works on the former Manor House, details of the areas of masonry to be demolished, and setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction, shall be submitted to and approved in writing by the local planning authority. The details shall include structural engineering drawings and/or a method statement of strengthening of any wall or vertical surface and support for any floor, roof or horizontal surface. Works shall be carried out in accordance with approved details.

Reason: To ensure that the structural stability of the structure during the works.

9. A method statement for any cleaning of external stone facades, including materials and methods to be used, shall be submitted to and approved in writing by the local planning authority prior to commencement of such works. A test patch of cleaning shall then be carried out and approved in writing, prior to full works commencing. Works shall be carried out in accordance with the approved details.

Reason: To protect the historic interest of the heritage asset.

10. Notwithstanding details shown on the approved drawings and prior to works commencing on the former Manor House, working drawings or product specifications of the following shall be submitted to and approved in writing by the local planning authority:

- (i) all rainwater goods including hoppers and down pipes, which for the avoidance of doubt shall be of cast metal and painted black;
- (ii) boiler flues and ventilation terminals;
- (iii) canted framing elements;
- (vi) cappings and copings.

Works shall be carried out in accordance with the approved details.

Reason: To protect the historic interest of the heritage asset.

11. Details of the following external works shall be submitted to and approved in writing by the local planning authority before the works are commenced:

- (i) All structures in the external areas including planters and benches;
- (ii) All new boundary treatments, railings, gates and means of enclosure;
- (iii) External Lighting.

Development shall be carried out in accordance with the approved details before the development is brought into use.

Reason: To ensure satisfactory landscaping.

12. No development shall commence until updated plans have been provided with details of tactile paving to the hotel front entrance. The entrances into the Spa shall have at least one door leaf that is a minimum effective clear width of 1000mm. All bars and counters must be an accessible height for both wheelchair users and standing users. Bars, counters and the events space must be equipped with a suitable hearing enhancement system.

Reason: To meet standards of accessibility and inclusion.

13. No development or demolition shall take place until a Written Scheme of Investigation (WSI) of archaeology on the site has been submitted to and approved in writing by the local planning authority. The WSI shall include the following five steps:

- A phased programme and methodology of site investigation and recording;
- A programme for post-investigation reporting to include production of a final report of the significance of the below-ground archaeological interest;
- Provision for appropriate publication and dissemination of the archaeology and history of the site;
- Provision for archive deposition of the report, finds and records of the site investigation; and
- Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

The programme of archaeological works should be undertaken in accordance with the approved WSI prior development taking place.

Reason: To protect underground heritage assets.