

PLANNING COMMITTEE

REPORT OF HEAD OF DEVELOPMENT MANAGEMENT AND REGENERATION

The Royal Centre, Theatre Square

1 SUMMARY

Application No: 15/02319/PFUL3 for planning permission

Application by: Marsh Grochowski Architects on behalf of Nottingham Theatre Royal And Royal Concert Hall

Proposal: New gridshell canopy. Improve disabled access and refurbishment

The application is brought to Committee because this is a prominent site where there are sensitive design and heritage considerations.

To meet the Council's Performance Targets this application should be determined by 4th November 2015

2 RECOMMENDATIONS

GRANT PLANNING PERMISSION for the reasons set out in the report subject to the indicative conditions substantially in the form of those listed in the draft decision notice at the end of this report

Power to determine the final details of the conditions to be delegated to the Head of Development Management and Regeneration.

BACKGROUND

- 3.1 The application relates to the Royal Centre which is currently the subject of a wide ranging program of refurbishment and improvement to the interior and exterior of the two component buildings within the complex, the Theatre Royal and the Royal Concert Hall. The Theatre Royal is a Victorian Theatre, which was built in 1865 and has undergone a series of alterations and extensions over the last 150 years. The building was extensively remodelled in 1897 to create the current auditorium design and then again in 1976 - 1978 when the auditorium and classical façade were left as the only remaining historic elements. The remodelling in 1976, by the notable Renton Howard Wood Levin Partnership, effectively saw the circulation and backstage areas rebuilt around the historic core and the Royal Concert Hall, a 2,200 seat touring venue, was added to the rear. The new extension to accommodate the circulation and backstage areas was designed to complement the classical frontage with three curved volumes clad in white tiling. The Theatre Royal building was Listed (Grade II) in 1972, although the later extension, has been added to the list description.
- 3.2 The Royal Centre complex stands to the north of Theatre Square and is bounded by South Sherwood Street to the east, Goldsmith Street to the West and Talbot

Street to the North. The Cornerhouse development stands on the opposite side of South Sherwood Street, to the east and the Royal Centre Tram Stop is located to the south west. The Theatre Royal part of the complex falls within the Old Market Square Conservation Area.

- 3.3 The rolling program of refurbishments has already included approval of works to improve disabled access to the upper and dress circles and for the installation of an accessible lift within the Theatre Royal (Listed Building Consent references 14/00166/LLIS1 and 14/00971/LLIS1).

4 DETAILS OF THE PROPOSAL

- 4.1 The application seeks permission for a series of alterations to the building to improve and enhance the existing facilities. The main focus of the proposed works is the creation of an external café terrace area at ground floor level on South Sherwood Street, which is to be covered by a feature gridshell canopy (a structure which derives its strength from its double curvature but is constructed of a grid or lattice). The existing café within the building would be extended into the undercroft on South Sherwood Street and new windows and doors installed within this elevation of the building. The external seating area would include curved bench seating which would also double as a vehicle barrier to protect the building and the new canopy. The proposed canopy would also partially cover the existing first floor terrace.
- 4.2 In addition to the new café terrace, existing cafés and bars within the Royal Centre will be reconfigured and refurbished to enhance the current offer. The undercroft on South Sherwood Street would be enclosed to create internal circulation space between the foyers of the Theatre Royal and the Royal Concert Hall and new box office counters and entrance to the Royal Concert Hall, comprising revolving doors, would be installed. Existing conference facilities would be upgraded.
- 4.3 A number of alterations to further improve disabled access and circulation are also proposed, the most notable being the introduction of a new platform lift at the stage door entrance on Goldsmith Street.

5 CONSULTATIONS AND OBSERVATIONS OF OTHER OFFICERS

Adjoining occupiers consulted:

Letters dated 17.9.15 were sent to the following addresses:

Units LG2, LG3, G2, G3, G4, G5, F1, S1, S3 and T1, The Corner House, Burton Street
Security Office, The Corner House, Burton Street

A site notice was posted on 17.9.15 and the application was advertised in the press on 23.9.15.

The consultation period expires on 14.10.15. To date, no representations have been received.

Additional consultation letters sent to:

Pollution Control: No objection.

Theatres Trust: Awaiting comments

Heritage and Urban Design: The proposed alterations all relate to the 1976 fabric of the building with no changes proposed to the historic elements of higher heritage significance. The most visually prominent changes occur on the South Sherwood Street elevation around the entrance to the Concert Hall. The proposals would clearly have a beneficial effect on the appearance and commercial vitality of the theatre complex. By adding a gridshell canopy over the current first floor terrace and opening up access to the café bar facilities on the ground floor, the scheme would bring visual interest to a façade which is currently blank and uninviting. The overall impact of these changes would therefore enhance the character and appearance of the Old Market Square Conservation Area. Other works to upgrade disabled access and internal facilities would clearly add to the public benefits brought by the scheme.

Tree Officer: No objection. The removal of three street trees is considered to be acceptable provided that they are re-planted at a ratio of 2:1. Some preliminary, exploratory excavation work is to take place to ensure that the proposed works would not damage trees to be retained. This is to be carried out under the supervision of the Tree Officer and this is acceptable.

Highways: No objection subject to conditions. The highway authority welcomes the development as a good use of redundant space. However, the structure and build out sits partly over and on the adopted highway and the costs of ensuring that the structure conforms to licences, an investigation into the requirement for stopping up, structural assessments and highway safety implications will need to be borne by the applicant. Any trees to be planted within the highway will also require commuted sums and assessment of location.

6 RELEVANT POLICIES AND GUIDANCE

The NPPF advises that there is a presumption in favour of sustainable development and that development which is sustainable should be approved. Paragraph 17 of the NPPF lists the core planning principles that should underpin decision taken on planning applications. Of particular relevance to this application is the need to secure high quality design and to identify the significance of the heritage asset. The NPPF advises that Local Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the positive contributions they can make to sustainable communities, including their economic viability and to local character and distinctiveness.

Paragraph 131 of the NPPF advises that, in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Nottingham Local Plan (November 2005):

BE11 - Alteration/Extension to Listed Buildings.

BE12 - Development in Conservation Areas.

NE5 - Trees.

Aligned Core Strategy (2014)

Policy 5 - Nottingham City Centre - seeks to promote Nottingham City Centre as the region's principal shopping, leisure and cultural destination.

Policy 10: Design and Enhancing Local Identity - new development should be designed to: create an attractive, safe, inclusive and healthy environment.

Policy 11: The Historic Environment - seeks to conserve and/or enhance the historic environment and heritage assets in line with their interest and significance.

7. APPRAISAL OF PROPOSED DEVELOPMENT

Main Issues

- (i) Principle of development
- (ii) Design and Impact on the Conservation Area
- (iii) Impact on the Listed Building

Issue (i) Principle of the development (Policy 5 of the Aligned Core Strategy)

- 7.1 Policy 5 of the Aligned Core Strategy seeks to promote Nottingham City Centre as the region's principal shopping, leisure and cultural destination. The strategy set out within Policy 5 includes the need to preserve and enhance the rich, historic, cultural and high quality built environment, recognising the positive contribution it makes to local character and distinctiveness and utilising its potential to attract visitors and tourists, supported by the development of appropriate facilities, markets and attractions. The Royal Centre complex attracts over half a million visitors every year and reportedly contributes over £23 million into the City's local economy. The current proposals would further enhance the existing facilities and enhance the built environment through the 'opening up' of the elevation and external space to the South Sherwood Street Frontage. Proposals would therefore comply with Policy 5 of the Aligned Core Strategy.

Issue (ii) Design and Impact on the Conservation Area (Policies BE12 and NE5 of the Nottingham Local Plan and Policies 10 and 11 of the Aligned Core Strategy)

- 7.2 The proposals to create a new café terrace on the South Sherwood Street elevation of the building would introduce visual interest and activity to what is currently a blank and uninviting elevation of the building. The proposal would sit comfortably against the existing buildings and would not interfere with the historic core of the Theatre Royal Building. The proposed gridshell canopy would be a contemporary piece of architecture, informed by existing structures such as those at King's Cross and the British Museum. The gridshell would provide a degree of weather proofing to the seating areas below allowing them to be used all year round and the use of coloured lighting to its underside would allow the external space beneath to be

used in the evenings. The intention is to create a 'place' as well as a new public space and this would add to the local character and distinctiveness of the area, in line with the aims of the NPPF.

- 7.3 The external seating area would not be enclosed as such, but the use of curved perimeter benches would provide a sense of enclosure whilst maintaining sufficient views and visibility in and out of the terrace area. The proposals would result in the loss of 3 street trees. However, it is proposed to replant elsewhere within the public highway at a ratio of 2:1. In the event that the trees cannot be re-planted within the immediate vicinity of the site, Tree Services will be consulted for guidance on the preferred location for the new trees. The trees to be removed are not considered to be of significant amenity value in the context of the development and provided that they are replaced, there is no objection to their removal. A condition relating to the re-planting schedule, including the location of the new trees, is recommended. The proposal would therefore comply with Policy NE5 of the Nottingham Local Plan.
- 7.4 The introduction of new openings within the South Sherwood Street elevation would enhance the appearance of the building and the enclosure of the undercroft to create improved circulation between the two component buildings of the Royal Centre complex would make for more efficient use of the buildings. The proposed internal alterations would all contribute to the enhancement of the existing facilities which will be of benefit to the public. The proposed alterations to improve disabled access are welcomed and do not impact upon the appearance of the building. Conditions requiring the submission of materials for all aspects of the external proposals, are recommended.
- 7.5 In view of the above, the proposals are considered to represent a high quality scheme with an innovative design approach that is appropriate to its setting. It is considered that the proposals would enhance the character and appearance of the Old Market Square Conservation Area. The development would therefore comply with policy BE12 of the Nottingham Local Plan and Policies 10 and 11 of the Aligned Core Strategy.

Issue (iii) Impact on the Listed Building (Policy BE11 of the Nottingham Local Plan and Policy 11 of the Aligned Core Strategy)

- 7.6 The alterations proposed under this application relate to the 1976 fabric of the listed building. The proposed gridshell to the South Sherwood Street elevation of the building would be visually prominent and contemporary in appearance. However, this is considered to be an appropriate contrast to the curvature of the existing 1970s extension which was designed to complement the original classical façade and is therefore of both historical and architectural significance. It is considered that this contrast between the existing architecture and the modern canopy structure would enhance the overall appearance and setting of the building in line with the aims of Policy BE11 of the Nottingham Local Plan and Policy 11 of the Aligned Core Strategy
- 7.7 The proposed internal alterations to the listed part of the building include the provision of a new liftshaft at the stage door entrance to the Theatre Royal, reconfiguration of the dressing rooms to provide disabled access and general refurbishments within the circulation and catering areas including new doors and security shutters. These alterations would be of public benefit and would be carried out in a sympathetic manner using materials to match or complement the existing. The proposed alterations would therefore amount to less than substantial harm to

the fabric of the Listed Building.

- 7.8 In summary, the proposals would enhance the significance of this heritage asset by contributing to its economic viability and through the improvement and refurbishment of the parts of the building which are currently underused. The proposal would therefore comply with Section 12 of the NPPF, Policy BE11 of the Nottingham Local Plan and Policy 11 of the Aligned Core Strategy.

8. SUSTAINABILITY / BIODIVERSITY

- 8.1 The proposed internal alterations would seek to improve the heat efficiency of the building and reduce heat loss through the existing entrances, particularly that to the Royal Concert Hall.

9 FINANCIAL IMPLICATIONS

None.

10 LEGAL IMPLICATIONS

The issues raised in this report are primarily ones of planning judgement. Should legal considerations arise these will be addressed at the meeting.

11 EQUALITY AND DIVERSITY IMPLICATIONS

The application, as part of a wider ranging program, seeks to improve disabled access throughout the Royal Centre complex, and aims to make the building publicly accessible to all.

12 RISK MANAGEMENT ISSUES

None.

13 STRATEGIC PRIORITIES

Creating a vibrant and attractive city centre.

14 CRIME AND DISORDER ACT IMPLICATIONS

The applicant has advised that, through consultation with Nottinghamshire Police and the Anti-terrorism team, the scheme has been designed to prevent hostile vehicle attack, through the use of perimeter bench blocks which will also act as bollards.

15 VALUE FOR MONEY

None.

16 List of background papers other than published works or those disclosing confidential or exempt information

1. Application No: 15/02319/PFUL3 - link to online case file:

<http://publicaccess.nottinghamcity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NU3OVZLY00L00>

2. Heritage and Urban Design Comments dated 30.9.15

3. Tree Officer Comments dated 22.9.15

17 Published documents referred to in compiling this report

Nottingham Local Plan (November 2005)

National Planning Policy Framework (2012)

Greater Nottingham Aligned Core Strategy (2014)

Contact Officer:

Mrs Zoe Kyle, Case Officer, Development Management.

Email: zoe.kyle@nottinghamcity.gov.uk. Telephone: 0115 8764059

PLANNING COMMITTEE

REPORT OF HEAD OF DEVELOPMENT MANAGEMENT AND REGENERATION

Theatre Royal, Upper Parliament Street

1 SUMMARY

Application No: 15/02460/LLIS1 for Listed Building Consent

Application by: Marsh Grochowski Architects on behalf of Nottingham Theatre Royal And Royal Concert Hall

Proposal: New gridshell canopy. Improve disabled access and refurbishment. Works to a listed building.

The application is brought to Committee because this is a prominent site where there are sensitive design and heritage considerations.

To meet the Council's Performance Targets this application should be determined by 10th November 2015

2 RECOMMENDATIONS

GRANT LISTED BUILDING CONSENT subject to the indicative conditions substantially in the form of those listed in the draft decision notice at the end of this report.

Power to determine the final details of the conditions to be delegated to the Head of Development Management and Regeneration.

For the main body of the report please see planning application 15/02319/PFUL3 on this agenda.

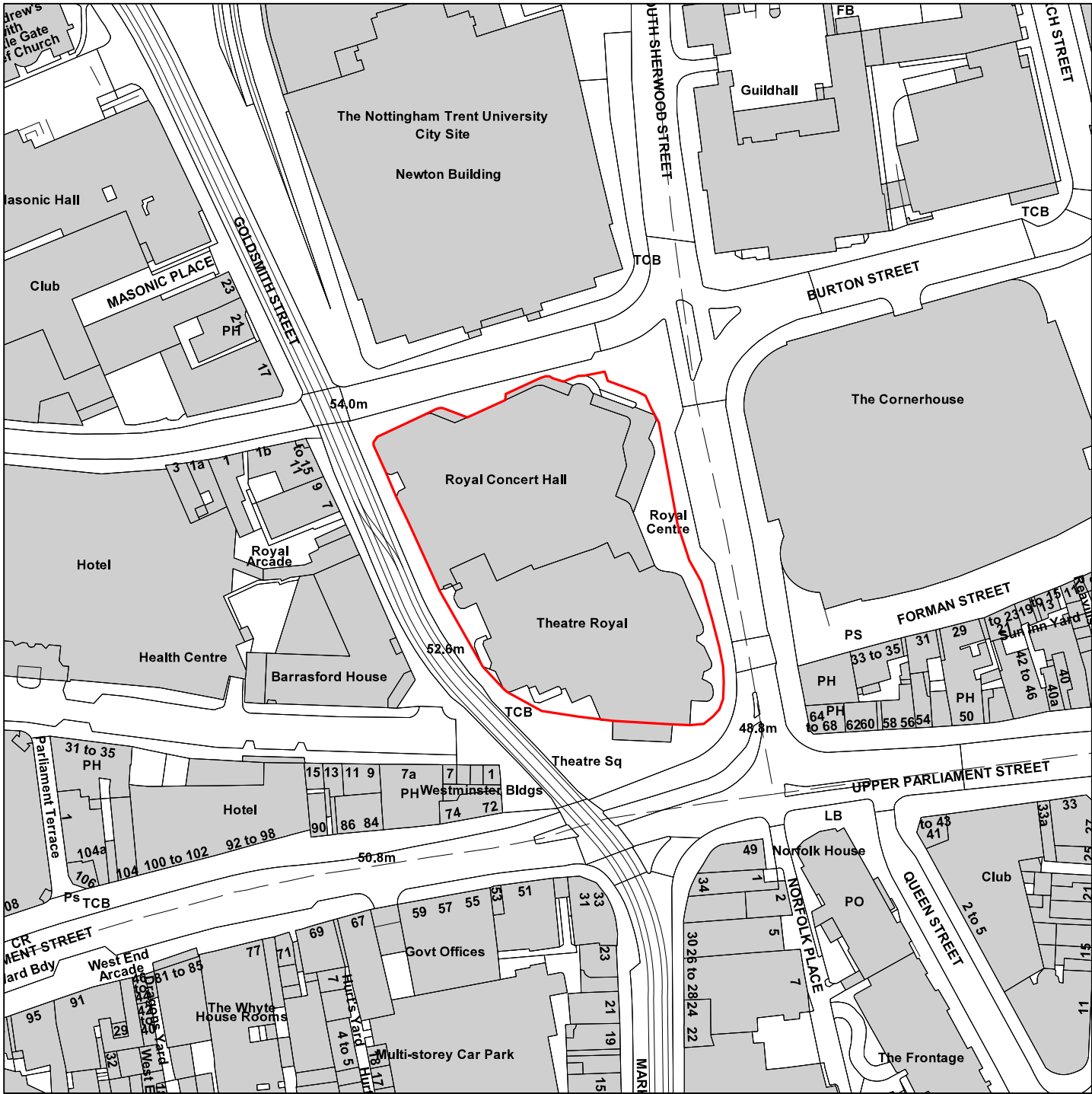
List of background papers other than published works or those disclosing confidential or exempt information

1. Application No: 15/02460/LLIS1 - link to online case file:
<http://publicaccess.nottinghamcity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Nv2UKFLY01B00>

Contact Officer:

Mrs Zoe Kyle, Case Officer, Development Management.

Email: zoe.kyle@nottinghamcity.gov.uk. Telephone: 0115 8764059



My Ref: 15/02319/PFUL3

Your Ref:

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**Nottingham
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Date of decision:

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION**

Application No: 15/02319/PFUL3
Application by: Nottingham Theatre Royal And Royal Concert Hall
Location: The Royal Centre, Theatre Square, Nottingham
Proposal: New gridshell canopy. Improve disabled access and refurbishment

Nottingham City Council as Local Planning Authority hereby **GRANTS PLANNING PERMISSION** for the development described in the above application subject to the following conditions:-

Time limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

Pre-commencement conditions

(The conditions in this section require further matters to be submitted to the local planning authority for approval before starting work)

2. No work to the external elevations of the building shall commence until details of the new windows and doors, including material samples and large scale sections, and details of the replacement tiles, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and to protect the character and appearance of the Listed Building and the wider Conservation Area in accordance with Policies BE11 and BE12 of the Nottingham Local Plan and Policies 10 and 11 of the Aligned Core Strategy.



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Not for issue

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3. The gridshell canopy hereby permitted shall not be constructed until details of the materials to be used within the structure and its associated fixings, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and to protect the character and appearance of the Listed Building and the wider Conservation Area in accordance with Policies BE11 and BE12 of the Nottingham Local Plan and Policies 10 and 11 of the Aligned Core Strategy.

4. The gridshell canopy hereby permitted shall not be constructed until details of the external bench seating, bollards and any other associated structures, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and to protect the character and appearance of the Listed Building and the wider Conservation Area in accordance with Policies BE11 and BE12 of the Nottingham Local Plan and Policies 10 and 11 of the Aligned Core Strategy.

5. No equipment, machinery or materials shall be brought onto the site in connection with the development until an arboricultural method statement (AMS) detailing tree protection measures in accordance with BS 5837:2012 [Trees in relation to design, demolition and construction: Recommendations] has been submitted to and approved by the Local Planning Authority. The AMS shall address not only tree protection but also the method of working and the detail of construction within the root protection area (RPA) of retained trees. Tree protection shall remain in place for the duration of the development and shall not be removed until all equipment, machinery and surplus materials have been removed from the site.

Reason: To ensure that existing trees are safeguarded during construction in accordance with Policy NE5 of the Local Plan.

6. Notwithstanding the details included on the submitted plans, no development shall commence until a scheme for the replanting of trees to replace those to be removed as part of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, height, species (with a preference towards the use of native species and suitable species that will attract/create ecological assets) and location of the proposed trees and a timetable for the implementation of the scheme.

Reason: To ensure that the appearance of the development is satisfactory and to protect the setting of the Listed Building and the character and appearance of the wider Conservation Area in accordance with Policies NE5, BE11 and BE12 of the Nottingham Local Plan and Policies 10 and 11 of the Aligned Core Strategy.

Pre-occupation conditions

(The conditions in this section must be complied with before the development is occupied)

There are no conditions in this section.

Regulatory/ongoing conditions

(Conditions relating to the subsequent use of the development and other regulatory matters)

7. The approved re-planting scheme shall be carried out in the first planting and seeding seasons following the occupation or completion of the development, whichever is the sooner, and any trees or plants which die, are removed or become seriously damaged or diseased within a

period of five years shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the appearance of the development is satisfactory and to protect the setting of the Listed Building and the character and appearance of the wider Conservation Area in accordance with Policies NE5, BE11 and BE12 of the Nottingham Local Plan and Policies 10 and 11 of the Aligned Core Strategy.

Standard condition- scope of permission

S1. Except as may be modified by the conditions listed above, the development shall be carried out in complete accordance with the details described in the forms, drawings and other documents comprising the application as validated by the council on 9 September 2015.

Reason: To determine the scope of this permission.

Informatives

1. This permission is valid only for the purposes of Part III of the Town & Country Planning Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the landowner, statutory bodies and neighbours. This permission is not an approval under the Building Regulations.

2. The reason for this decision, and a summary of the policies the local planning authority has had regard to are set out in the committee report, enclosed herewith and forming part of this decision.

3. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

4. Planning consent is not consent to work on the public highway. Therefore prior to any works commencing on this site the applicant must contact Highways Network Management on 0115 876 5238 to ensure all necessary licences and permissions are in place. The applicant will need to ensure they pursue the necessary licences and other associated assessments for highway considerations as the structure will be partly within highway adopted land. All costs to be borne by the applicant.

5. As the proposal includes works adjacent to the highway, the Highways Network Management Team at Loxley House should be notified regarding when the works will be carried out as disturbance to the highway may occur. Please contact them on 0115 876 5238 at the earliest convenience.

Where a condition specified in this decision notice requires any further details to be submitted for approval, please note that an application fee will be payable at the time such details are submitted to the City Council. A form is available from the City Council for this purpose.

Your attention is drawn to the rights of appeal set out on the attached sheet.

RIGHTS OF APPEAL

Application No: 15/02319/PFUL3

If the applicant is aggrieved by the decision of the City Council to impose conditions on the grant of permission for the proposed development, then he or she can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Any appeal must be submitted within six months of the date of this notice. You can obtain an appeal form from the Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0117 372 6372. Appeal forms can also be downloaded from the Planning Inspectorate website at <http://www.planning-inspectorate.gov.uk/pins/index.htm>. Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pes.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay.

The Secretary of State need not consider an appeal if the City Council could not for legal reasons have granted permission or approved the proposals without the conditions it imposed.

In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

PURCHASE NOTICES

If either the City Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. This procedure is set out in Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain limited circumstances, a claim may be made against the City Council for compensation where permission is refused or granted subject to conditions by the Secretary of State. The circumstances in which compensation is payable are set out in Section 114 of the Town & Country Planning Act 1990.

My Ref: 15/02460/LLIS1

Your Ref:

Contact: Mrs Zoe Kyle

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**Nottingham
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Date of decision:

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
APPLICATION FOR LISTED BUILDING CONSENT**

Application No: 15/02460/LLIS1
Application by: Nottingham Theatre Royal And Royal Concert Hall
Location: Theatre Royal, Upper Parliament Street, Nottingham
Proposal: New gridshell canopy. Improve disabled access and refurbishment. Works to a listed building.

Nottingham City Council as Local Planning Authority hereby **GRANTS LISTED BUILDING CONSENT** to the above application subject to the following conditions:-

Time limit

1. The works hereby authorised shall be begun before the expiration of three years from the date of this consent.

Reason: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre-commencement conditions

(The conditions in this section require further matters to be submitted to the local planning authority for approval before starting work)

2. No work to the external elevations of the building shall commence until details of the new windows and doors, including material samples and large scale sections, and details of the replacement tiles, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and to protect the character and appearance of the Listed Building and the wider Conservation Area in accordance with Policies BE11 and BE12 of the Nottingham Local Plan and Policies 10 and 11 of the Aligned Core Strategy.

3. The gridshell canopy hereby permitted shall not be constructed until details of the materials to



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be used within the structure and its associated fixings, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and to protect the character and appearance of the Listed Building and the wider Conservation Area in accordance with Policies BE11 and BE12 of the Nottingham Local Plan and Policies 10 and 11 of the Aligned Core Strategy.

Pre-occupation conditions

(The conditions in this section must be complied with before the development is occupied)

There are no conditions in this section.

Regulatory/ongoing conditions

(Conditions relating to the subsequent use of the development and other regulatory matters)

There are no conditions in this section.

Standard condition- scope of permission

S1. Except as may be modified by the conditions listed above, the works shall be carried out in complete accordance with the details described in the forms, drawings and other documents comprising the application as validated by the council on 15 September 2015.

Reason: To determine the scope of this permission.

Informatives

1. This consent is valid only for the purposes of the Planning (Listed Building and Conservation Areas) Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the landowner, statutory bodies and neighbours. This consent is not a planning permission nor an approval under the Building Regulations.

2. The reason for this decision, and a summary of the policies the local planning authority has had regard to are set out in the committee report, enclosed herewith and forming part of this decision.

Your attention is drawn to the rights of appeal set out on the attached sheet.

RIGHTS OF APPEAL

Application No: 15/02460/LLIS1

If the applicant is aggrieved by the decision of the City Council to impose conditions on the grant of consent for the proposed works, then he or she can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Any appeal must be submitted within six months of the date of this notice. You can obtain an appeal form from the Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0117 372 6372. Appeal forms can also be downloaded from the Planning Inspectorate website at <http://www.planning-inspectorate.gov.uk/pins/index.htm>. Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pes.

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The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay.

The Secretary of State need not consider an appeal if the City Council could not for legal reasons have granted permission or approved the proposals without the conditions it imposed.

In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

PURCHASE NOTICES

If either the City Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. This procedure is set out in Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain limited circumstances, a claim may be made against the City Council for compensation where permission is refused or granted subject to conditions by the Secretary of State. The circumstances in which compensation is payable are set out in Section 114 of the Town & Country Planning Act 1990.