

Reference number: 16/501604

- To ensure the repairs to the church buildings to be retained are complete in the interests of public benefits; and to ensure the appearance and the character of the Grade II* listed building are maintained, conditions 4 and 5 should be amended to read;

CONDITION 4-

Prior to the commencement of the development, including any demolition works, a detailed schedule of works for repairs to the exposed wall of Grove House and the 2 storey church hall including the internal refurbishments shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details and maintained thereafter;

Reason: To ensure the appearance and the character of the Grade II* listed building are maintained.

CONDITION 5-

The approved repairs and refurbishments to Grove House and the 2 storey church hall must be completed prior to the first use of the hotel, restaurant or salon hereby approved;

Reason: To ensure the repairs to these buildings are complete in the interests of public benefits and to ensure the appearance and the character of the Grade II* listed building are maintained.

- To ensure adequacy and permanency of soft landscaping to the Brewer Street frontage of the proposed development, condition 6 should be amended to read:

The development shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species which shall include wildlife friendly plants to benefit invertebrates, birds and bats. The landscape scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines and provide for the following:

- (i) Location, species and size of all new trees and shrubs to be planted, **including details of tree/shrub pits in the ground;**
- (ii) Native planting on forecourt area on Brewer Street frontage;
- (iii) Native planting mix for green wall on 5 Brewer Street flank and sedum roof;

Reason: To ensure a satisfactory external appearance to the development and in the interests of biodiversity.

My recommendation remains unchanged.