

Application Ref: 22/00631/FUL

Proposal: Extension and change of use of Sages Tower to four residential apartments (renewal of permission 18/01862/FUL)

Site: Sages Tower, Frederick Drive, Walton, Peterborough

Applicant: Mr A Iqbal
Stone Investments Ltd

Agent: Mr S Machen
Barmach Ltd

Site visit: 06.06.2022

Case officer: Mr Mike Osbourn

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Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site and Surroundings

The application site comprises a locally listed Victorian water tower, which heralds the historic employment use of the site for over a century. The surrounding site has previously been redeveloped for residential purposes, predominantly comprising two storey semi-detached dwellings and apartments. The water tower is framed by Public Open Space serving the development.

The tower is surrounded by residential development, beyond which, to the west, is the East Coast Railway with employment uses beyond. To the south is a Morrison's Superstore. The site is not within a Conservation Area.

Background

In 2011 planning permission (11/01739/FUL) was granted for Residential development comprising 115 new dwellings and conversion of former factory to 2 apartments, with new roads, open space, car parking and landscaping.

The scheme has mostly been built out and occupied for a number of years. As part of the approved scheme, however, the proposal included the conversion of the water tower into two dwellings. This part of the scheme has not been subsequently implemented. However, this part of the permission remains extant and could still be implemented.

In 2018 a further planning permission (18/01862/FUL) was granted for the additional of a four-storey extension to the water tower, alongside a change of use to four residential dwellings. This scheme was intended to replace the earlier approval in so far as it related to the tower.

The tower itself was to be converted into 6x floors to form 2x 1-bed dwellings and 2x 2-bed dwellings.

To facilitate development the proposal introduced a number of new openings within the existing building, alongside the formation of an area of car parking and a detached secure cycle store and bin store area.

The proposed extension was to have a floor area of 4.6m x 5.6m and stand at 9.9m to the eaves and 12.8m to the ridge, utilising bricks to match the existing structure, alongside areas of self-coloured render.

The proposal also included a commitment to retain the original Signwriting (Sages Tower) on the existing building. All windows were to be metal, whilst self-coloured render was to be applied to the existing water tower to hide historic joints. Metal louvres were to be used to link the proposed extension to the existing water tower. This consent has not been implemented to date and has recently lapsed (01/03/22).

Current Proposal

The current application is identical to the 2018 planning permission which lapsed in March 22. All matters as secured within that consent have been included in the latest scheme.

This report, therefore, considers whether there have been any material changes in circumstances since the grant of the previous consent and the extent to which they may affect the determination of the proposal.

2 Planning History

Reference	Proposal	Decision	Date
18/01862/FUL	Extension and change of use of Sages Tower to four residential apartments	Permitted	01/03/2019
11/01739/FUL	Residential development comprising 115 new dwellings and conversion of former factory to 2 apartments, with new roads, open space, car parking and landscaping	Permitted	03/09/2012
20/00382/DISCHG	Discharge of conditions C2 (materials), C3 (construction management plan), C5 (cross sections), C6 (roof lights), C7 (meter boxes), C8 (signage), C9 (windows), C10 (bathroom windows), C14 (ventilation), C16 (bird boxes), C17 (external lighting), C18 (hard and soft landscaping) of Planning Permission 18/01862/FUL	Determined	03/06/2020

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Peterborough Local Plan 2016 to 2036 (2019)

LP03 - Spatial Strategy for the Location of Residential Development

Provision will be made for an additional 21,315 dwellings from April 2016 to March 2036 in the urban area, strategic areas/allocations.

LP08 - Meeting Housing Needs

LP8a) Housing Mix/Affordable Housing - Promotes a mix of housing, the provision of 30% affordable on sites of 15 or more dwellings, housing for older people, the provision of housing to meet the needs of the most vulnerable, and dwellings with higher access standards

LP8b) Rural Exception Sites- Development for affordable housing outside of but adjacent to village

envelopes maybe accepted provided that it needs an identified need which cannot be met in the village, is supported locally and there are no fundamental constraints to delivery or harm arising.

LP8c) Homes for Permanent Caravan Dwellers/Park Homes- Permission will be granted for permanent residential caravans (mobile homes) on sites which would be acceptable for permanent dwellings.

LP13 - Transport

LP13a) New development should ensure that appropriate provision is made for the transport needs that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP13d) City Centre- All proposals must demonstrate that careful consideration has been given to prioritising pedestrian access, to improving access for those with mobility issues, to encouraging cyclists and to reducing the need for vehicles to access the area.

LP14 - Infrastructure

Permission will only be granted where there is, or will be via mitigation measures, sufficient infrastructure capacity to support the impacts of the development. Developers will be expected to contribute toward the delivery of relevant infrastructure.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision

LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

LP19 - The Historic Environment

Development should protect, conserve and enhance where appropriate the local character and distinctiveness of the area particularly in areas of high heritage value.

Unless it is explicitly demonstrated that a proposal meets the tests of the NPPF permission will only be granted for development affecting a designated heritage asset where the impact would not lead to substantial loss or harm. Where a proposal would result in less than substantial harm this harm will be weighed against the public benefit.

Proposals which fail to preserve or enhance the setting of a designated heritage asset will not be supported.

LP21 - New Open Space, Sport and Recreation Facilities

LP21 Part A New Open Space, Outdoor Sport and Recreation Facilities- Residential schemes of

15 or more dwellings will be required to make appropriate provision for new or enhanced open space, sports and recreation facilities in accordance with the standards. The council's first preference is for on site provision.

LP21 Part B: Indoor Sports and Recreation Facilities- All residential development below 500 dwellings will contribute to the provision of 'off site' strategic indoor sports and recreation facilities by way of CIL. For sites of 500 dwellings more a S106 Planning Obligation will be sought.

LP21 Part C Designated Sites- Mitigation of Recreational Impacts of Development- Where development has the potential to have a significant adverse effect on the integrity of a designated international or national site for nature conservation as a result of recreation pressure, the development maybe require to provide open space of sufficient size, type and quality over and above the standards to mitigate that pressure.

LP28 - Biodiversity and Geological Conservation

Part 1: Designated Site

International Sites- The highest level of protection will be afforded to these sites. Proposals which would have an adverse impact on the integrity of such areas and which cannot be avoided or adequately mitigated will only be permitted in exceptional circumstances where there are no suitable alternatives, over riding public interest and subject to appropriate compensation.

National Sites- Proposals within or outside a SSSI likely to have an adverse effect will not normally be permitted unless the benefits outweigh the adverse impacts.

Local Sites- Development likely to have an adverse effect will only be permitted where the need and benefits outweigh the loss.

Habitats and Species of Principal Importance- Development proposals will be considered in the context of the duty to promote and protect species and habitats. Development which would have an adverse impact will only be permitted where the need and benefit clearly outweigh the impact. Appropriate mitigation or compensation will be required.

Part 2: Habitats and Geodiversity in Development

All proposals should conserve and enhance avoiding a negative impact on biodiversity and geodiversity.

Part 3: Mitigation of Potential Adverse Impacts of Development

Development should avoid adverse impact as the first principle. Where such impacts are unavoidable they must be adequately and appropriately mitigated. Compensation will be required as a last resort.

LP32 - Flood and Water Management

Proposals should adopt a sequential approach to flood risk management in line with the NPPF and council's Flood and Water Management SPD.. Sustainable drainage systems should be used where appropriate. Development proposals should also protect the water environment.

LP33 - Development on Land Affected by Contamination

Development must take into account the potential environmental impacts arising from the development itself and any former use of the site. If it cannot be established that the site can be safely developed with no significant future impacts on users or ground/surface waters, permission will be refused.

National Planning Policy Framework (2021)

As national planning policy the NPPF carries great weight in planning decisions

4 Consultations/Representations

PCC Pollution Team (17.06.22)

Recommend noise conditions from the previous consent are carried forward, as not all issues have been previously addressed.

PCC Conservation Officer (23.06.22)

No objection, subject to conditions from previous consent being carried forward.

Environment Agency

No comments received

Waste Management

No comments received

Open Space Officer (21.06.22)

No objections, subject to conditions regarding boundary treatments.

Archaeological Officer (16.06.22)

No objection, subject to comments around potential historic recording via condition.

Cambridgeshire Fire & Rescue Service

No comments received

PCC Peterborough Highways Services (23.06.22)

Recommend a series of planning conditions, to be attached to a consent, in respect of issues such as visibility splays and implementation of parking provision prior to occupation.

Local Residents/Interested Parties

Initial consultations: 60

Total number of responses: 8

Total number of objections: 7

Total number in support: 0

Representations from adjoining owner/occupiers and interested parties have raised the following issues:

- Potential loss of play park
- Impact upon privacy of adjoining dwellings
- Loss of light to adjoining dwellings
- Concerns regarding existing speeding and parking within the estate could be exacerbated by the proposed development
- the proposal should include building a car park for existing residents
- the length of time taken to attempt implementation of the site has seen it fall into dereliction/vandalism - the site should be taken from the applicants, and used for something more worthwhile for the community
- disruption/risk of increased vandalism during construction works
- whether it would be better if the tower were removed entirely

5 Assessment of the planning issues

The Principle of Development

The application site has previously been the subject of two planning permissions to convert the water tower to residential accommodation. The first was granted as part of the consent for the

wider residential development within which it is now set (app. ref. 11/01739/FUL), the second (granted under application ref. 18/01862/FUL) allowed for the extension of the tower and conversion into four apartments.

The first consent, having been part of the wider consent for the site, that has since been implemented is still extant and could, in theory, still be undertaken, although that it not what is currently proposed. However, the differences between the schemes have previously been and must be weighed in the balance, when assessing material impacts upon the surrounding development.

The current application seeks to reinstate a planning permission for the 2018 proposal. All matters as secured within that consent have been included in the current scheme. The application is also accompanied by a number of packages of information that were provided pursuant to conditions imposed upon the 2018 consent, including acoustic attenuation measures; drainage and services; and materials and other external finishes, including signage.

Given the above, and that the site is situated within the urban area of the City where residential development is generally supported in any case as part of the spatial strategy adopted within the Local Plan, the principle of converting the water tower to residential accommodation has been previously considered acceptable, and remains so, in accordance with Policies LP3 and LP8 of the adopted Local Plan.

Design, Layout and Historical Significance

The proposal seeks to add a four-storey tower to the south-east elevation of the existing tower, in a form similar to the appearance of the existing tower, but on a reduced scale. It would be linked to the existing structure by virtue of an aluminium link structure.

Accommodation would be set across seven levels (ground plus six new floors) within the existing tower, and four floors within the proposed extension. Floors four, five and six within the existing building would be given over to a contained two-bedroom apartment, whilst the second and third floors of the existing and proposed structures would provide a further two bedroom apartment. Ground and first floors would provide a one-bedroom apartment on each level.

The Council's Conservation Officer and the Peterborough Civic Society assessed the scheme previously and raised no objection to the proposal.

The Council's Conservation Officer previously advised that when a locally listed heritage asset's former use is redundant, there is presumption in favour of their suitable re-use to ensure their long-term viability. The wider industrial use has ceased and there is no prospect of the former use returning due to the construction of the surrounding residential estate. This issue is clearly in evidence as the site has attracted anti-social behaviour since it's former use ceased. The site is presently littered with waste and shows signs of vandalism, with broken fencing, graffiti and discarded materials readily visible across the site. As such, bringing the site back into gainful use is to be positively encouraged to remove the risk of such activities continuing. It is unclear from the application material submitted why the previous consent has not been implemented. However, that does not weigh against the merits of the scheme itself. Whilst the Local Authority would obviously welcome that proposals that obtain planning consent be implemented, there are no provisions within planning regulations that allow Authorities to insist schemes such as this must be commenced.

Accordingly, there is no in principle objection to the conversion of the tower for residential use, provided that the character is retained.

As identified in the previous assessment of the proposal to extend tower, as also now currently proposed, the proposed extension references the existing tower in terms of its shape, roof design, materials and design features, and is subservient in terms of scale. The roof is of a very similar

design but with some clear differences to allow the older building to still be read as such.

The scheme retains the chimney, and would utilise metal windows and facing brickwork that would be sympathetic to the materials originally used in the construction of the tower and what would have been the outlying industrial buildings to allow for a degree of harmony in the appearance of the old and new structures.

The plans also allow for reinstatement of some features, including roof top detailing and three of the former advertising hoardings to be painted with their former Sages design.

As expressed in the earlier decision, officers would have preferred that no windows were proposed within the banded area that sits alongside the sign written area, however, it has already been accepted that this would be technically challenging and likely undermine the viability of the scheme as it would mean an entire storey with no external windows or natural ventilation. As such the loss of one of the former sign written areas, in a lesser face of the building, to provide for a single bedroom window is considered to be an acceptable compromise in this instance to ensure that the tower is brought back in to use.

The restoration of the iconic advert position and design on three elevations, including the most prominent within the townscape, is considered to be a significant benefit to the wider area.

Some residents have queried the impact of the proposed development upon the adjacent play area, and also queried whether the scheme would lead to unacceptable pressure on existing facilities. The scheme would replace the previous consent for the site as a whole, which included provision of the conversion of the water tower, when creating the estate play area. The scheme does not involve any loss of play area or any other area previously identified for non-residential uses. Whilst the proposal would lead to a modest increase in residential accommodation within the estate, the effect, in proportion, would not be so severe as to demonstrably overload the existing play facilities. It would therefore accord with Policies 16, 19, and 23 of the adopted Local Plan.

Conservation and Archaeology

The Council's Archaeological Officer has raised no objections to the proposals. However, as the water tower is a building of local interest, they have requested (as before) that a condition of consent be imposed to require a Level 2 historic building survey before works commence, to record the historic form of the building.

The Council's Open Space Officer previously sought a 2m high fence be erected on the southern boundary, however, such treatment would reduce the openness around the locally listed heritage asset and would have a harmful impact on its setting. Further, it would reduce the amount of natural surveillance around the building, which would likely present opportunity for crime and antisocial behaviour. Accordingly, this request is not supported.

Subject to appropriate planning conditions, the development would not have an unacceptable adverse impact on the significance of this locally listed heritage asset, and would represent an acceptable visual form of development, sympathetic the character of the existing development. It would therefore accord with Policies 14, 16, 19 and 21 of the adopted Local Plan.

Access and Parking

The proposal provides for the creation of 6 allocated parking at the base of the tower, one each for the single bedroom apartments, and two each for the two bedroom apartments. No visitor parking is provided. This is the same provision as the previous scheme. Some residents have raised concerns with regard to the existing parking facilities in the estate, and whether the proposal would exacerbate pre-existing issues both during construction and during the occupation of the completed scheme.

It is noted that the scheme would not provide an on-site site visitor parking space, as per the normal requirements of LP13. Officers recognise that it would not be possible to provide visitor parking on-site, however there would be satisfactory parking to serve the future occupiers and it is considered that there is adequate space on-street within the immediate locality to accommodate a visitor. It should also be highlighted that this scheme would allow for the conversion and retention of a locally listed building, and the benefits of securing a future for this heritage asset is considered to outweigh the need to provide a single visitor parking space.

The LHA have reviewed the proposal and conditions are sought with respect to the provision of vehicle to pedestrian visibility splays, parking, temporary facilities for construction vehicles and materials, provision of cycle and bin storage, as well as informatives with respect to numbering and naming, vehicular crossings S184 access works, penalty for depositing on highway, removal of deposits on the highway and design of the new access.

Subject to these conditions the proposal would provide satisfactory parking for future occupiers and would not constitute a highway safety hazard, in accordance with Policy LP13 of the adopted Local Plan.

Amenity of Existing Occupiers

As with the previous application for the site, the proposed scheme includes the creation of a number of new openings in the tower at all floors, including at roof level. Given the height of the tower, and also the proposed extension, this introduces the potential for overlooking from the tower into the private amenity areas and habitable rooms of adjoining residential properties.

The effect of potential overlooking arising from new openings in the existing tower was assessed at the time of the 2011 consent, which remains extant. No new openings are proposed within the existing tower that would give rise to any increased risk of overlooking to existing residents than those previously approved in 2011. The previously approved openings have been assessed to ensure risk of overlooking is avoided and considered to be acceptable. The current application is identical in this respect. Accordingly, it would not be justifiable to impose new conditions restricting openings over and beyond what has previously been approved when accounting for separation distances, angles of views afforded out of the tower and the proposed uses within the building, for which the openings would serve. In the main, the windows are for landings and bathrooms, where overlooking would not naturally occur in any event.

Although almost all properties within Frederick Drive would be able to see the converted tower, given the structure's proximity to the northern perimeter of the estate road, the most affected properties would be no. 17 Windsor Avenue and 1 Frederick Drive. Both properties are located to the north-east of the application site, on the opposite side of Frederick Drive.

In terms of no. 17 Windsor Avenue, this property has a south facing bay window, which serves as a secondary kitchen and a first floor landing window that face toward the application site. The property's private garden also sits to the rear of the property. No. 1 Frederick Drive is an end of terrace property with facing living room window at ground floor, and windows serving bedrooms two and three at first floor. The living room also benefits from a secondary window in the property's west facing elevation. These elements most closely relate to the proposed extension to the tower.

The proposed extension would introduce the following facing openings:

- o Ground Floor - Bathroom (obscurely glazed opening)
- o First Floor - Bathroom (obscurely glazed opening)
- o Second Floor - Kitchen window serving Unit 3
- o Third Floor - Bedroom window serving Unit 3, one of two opposing windows in this room (the other being on the south-west elevation)

Given the juxtaposition of the proposed extension to dwellings themselves at no. 17 Windsor Avenue and no. 1 Frederick Drive, the travelling sun path, the intervening access road and the distances involved (18.5m minimum to the bay window serving no. 17), whilst sensitive to the concerns raised by the occupants, the proposed relationship is not considered to give rise to unacceptable adverse levels of loss of light to these properties, and the relationship is considered to be acceptable in this regard.

Turning to the matter of potential loss of privacy, there would be a minimum separation distance of 19.5m between the proposed extension and the garden serving no. 17 as well as the facing wall of no. 1, at a slight angle from the proposed kitchen and bedroom windows serving proposed Unit 3. This has the potential to give rise to loss of privacy to the garden to no.17, and the facing habitable rooms to no. 1, as was identified in the assessment of the earlier application. As before, a condition is proposed requiring these windows to either be bricked up and appear false, or fixed and permanently maintained with non-opening windows fitted with obscure glazing. This would overcome Officer concerns of overlooking No. 17's garden whilst maintaining an acceptable design.

With regard to the same issues with other properties within the estate the separation distances increase to in excess of 30 metres between the properties. Considering the relative distances involved it is not considered the proposal would result in an unacceptable loss of privacy to the other properties in the estate such as to warrant other restrictions upon the design of the scheme.

Accordingly, subject to imposition of conditions, the proposal is considered to accord with the objectives of Policy 17 of the adopted Local Plan.

Amenity of Future Occupiers

Unit 1 is proposed to have ground floor windows facing onto the street serving the lounge and kitchen, which may result in future occupiers choosing to close their curtains for prolonged periods of the day. However, this room would also be served by a south facing window, therefore this room would be provided with satisfactory levels of natural light and outlook.

As set out above a window serving a bedroom and kitchen to Unit 3 would be omitted/obscured to avoid issues of harm to adjoining residents. However, these rooms are afforded other openings on their opposing elevation. Accordingly, despite the imposition of the proposed condition, each dwelling would be provided with satisfactory levels of natural light to primary rooms.

None of the proposed flats is afforded an area of private external amenity space, which would typically be desirable. However, given that the site is set immediately adjacent to an area of public open space a short walking distance to local services such as Morrison's Superstore and Brotherhood Retail Park, the amenity space afforded to future residents is considered acceptable.

Accordingly, subject to imposition of conditions, the proposal is considered to accord with the objectives of Policy 17 of the adopted Local Plan.

Contamination

The Council's Pollution Control Officer has advised that our contaminated land records show that the property is on a potentially contaminated areas resulting from the site's former industrial use. They have stated that there is a slight possibility that this activity may have affected the application site with potentially contaminated material.

The site was the subject to remediation further to the granting of 11/01739/FUL. Although this should have addressed any potential contamination, given that the ground under the tower is undisturbed, a condition requiring a watching brief during ground works for any potentially contaminated material is proposed. Should any such material be encountered, conditions are also

proposed to ensure that the Council is informed without delay, advised of the situation and an appropriate course of action agreed. Accordingly, the proposal would be considered to accord with Policy LP33 of the adopted Local Plan.

Noise

The application site is located in relative proximity to the East Coast mainline, which carries both freight and passenger traffic 24 hours a day, 7 days per week. It is therefore possible that, without mitigation, noise from external sources could adversely impact residents of the scheme. The applicant has provided some information in respect of possible attenuation measures, however,, insufficient information is provided to be able to determine the effectiveness of these measures. For instance no information regarding the existing noise climate has been provided in order to be able to adequately assess the effectiveness of any measures.

In addition, the impacts of overheating will also require consideration and where necessary assessment and mitigation in accordance with Acoustic Ventilation and Overheating Residential Design Guide <https://www.association-of-noise-consultants.co.uk/wp-content/uploads/2020/07/ANC-AVO-Residential-Design-Guide-January-2020-v1.1.pdf>

It is therefore reasonable to impose a condition to secure a satisfactory noise mitigation and ventilation scheme to serve the development, which would include establishing background noise levels for the area.

Subject to conditions being attached with respect to uncovering unsuspected contamination and a satisfactory mitigatory noise and ventilation scheme to serve the proposed flats future occupiers would be provided with satisfactory amenity and the development would accord with Policies LP17 and LP33 of the adopted Local Plan.

Biodiversity

The previous application for the site was accompanied by a Preliminary Bat Roost Assessment, which was carried out in August 2018 which identified the tower as having "high bat roosting potential" and recommended that a minimum of three bat activity surveys be carried out (between May - Aug) to assess the impact on bats of the development proposal.

No such assessment has been submitted with the current application. However, given that bat activity surveys can be secured by condition prior to the commencement of any construction works, with any findings informing construction mitigation measures that might need to be employed, and also subject to conditions with respect to external lighting, provision of bird and bat boxes and landscaping being attached, as well as the standard nesting bird informative, the development would accord with Policy LP28 of the adopted Local Plan.

Drainage

There are no new issues with drainage that vary from the previous consent. As such, the scheme is considered acceptable in drainage terms, in accordance with Policy LP32 of the adopted Local Plan.

Other Matters

The following matters have also been raised as part of the consultation process:

- The use of these as apartments would make the public open space less appealing - The building has previously benefitted from planning permission to be converted into residential development and currently the subject of anti-social behaviour. Officer comment: There is nothing to suggest that by securing the future of this locally listed building would make the open space less appealing.

- The tower should be replaced with more parking or a better play area. Officer comment: Replacing a locally listed asset with more parking or a better play area would be contrary to local and national planning policy that seeks to preserve and enhance such facilities, whilst there is no obligation upon the landowner to resolve pre-existing issues within the estate - but rather ensure they are not giving rise to unacceptable impacts of its own.

6 Conclusions

The application is identical to a previous permission which recently lapsed. Furthermore the site benefits from an extant permission to convert and extend the tower for residential use. Circumstances have not changed significantly since the previous permission was granted. This “fallback position” is a key material consideration which carries significant weight.

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The dwellings to be created are situated within the urban area of the city, and the extension and associated external works would not unacceptably harm the significance of the locally listed building, or the character or appearance of the host building or immediate area. As such the proposal would accord with Policies LP16 and LP19 of the adopted Peterborough Local Plan 2019;
- The proposed conversion and extension would not unacceptably harm the amenity of adjoining neighbours, and satisfactory amenity would be provided for future occupiers, in accordance with Policy LP17 of the adopted Peterborough Local Plan 2019;
- The proposal would not result in a net loss to the biodiversity value of the site, and the proposal would therefore accord with Policy LP28 of the adopted Peterborough Local Plan 2019; and
- The proposed development would not constitute in a highway safety hazard and sufficient car parking could be accommodated, thereby according with Policy LP13 of the adopted Peterborough Local Plan 2019.

7 Recommendation

The case officer recommends that Planning Permission is **GRANTED** subject to the following conditions:

- C 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).

- C 2 The materials to be used for the external development shall accord with the details set out within the schedule of materials document ref. EMO1 dated 06.03.20 and the following drawings listed below:

3238/141/B - North Elevations
 3238/142/B - South Elevations
 Document - Conservation Vent

For the avoidance of doubt, the roofing materials to the existing tower shall be re-used where possible, with any shortfall utilising matching materials.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policies LP16 and LP19 of the adopted Peterborough Local Plan 2019;

- C 3 The development, including site setup works, shall be carried out in strict accordance with the submitted Construction Management Plan (Sages Tower, Frederick Drive). Local Planning Authority.

Reason: In the interests of the amenity of the area and highway and railway safety in accordance with Policies LP13 and LP17 of the adopted Peterborough Local Plan 2019.

- C 4 A Level 2 Historic Building Survey of all parts of the building to be affected by the proposed development shall be carried out pre-works, during works, and post works, and shall thereafter be submitted to the Peterborough Historic Environment Record (HER).

The survey should be undertaken in accordance with the guidelines set by Historic England (2015, Understanding Historic Buildings: A Guide to Good Recording Practice). The recording should be undertaken by heritage professionals. Both the exterior and interior of the building should be inspected, described and photographed. The examination of the building should result in an analysis of its development and use.

Reason: To ensure that historic building features are properly examined and recorded, in accordance with Section 16 of the National Planning Policy Framework (2021), Policy LP19 of the adopted Peterborough Local Plan 2019.

- C 5 All external joinery for the development, hereby approved, shall be carried out in strict accordance with the information set out within the following documents:

3238/141/B - North Elevations
3238/142/B - South Elevations
3238/147 - Window Elevations
3238/147/A - Window Elevations
3238/147/A - Window and Door Elevations
3238/149/A - Window Sections
3238/151 - Window Details

Reason: In order to preserve the special architectural and historic character of the locally listed building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), and Policy LP19 of the adopted Peterborough Local Plan 2019.

- C 6 The rooflights for the development, hereby permitted, shall be carried out in accordance with the details set out within the following documents, and retained as such in perpetuity:

Drawings CR_CRCS_FK_C Rev C (Conservation Rooflight), 3238/122 Rev B (Floor Plans), 3238/141/B (North Elevations), 3238/142/B (South Elevations); and
Brochure details 'The Conservation Rooflight'

Reason: In order to preserve the special architectural and historic character of the locally listed building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), and Policy LP19 of the Peterborough Local Plan 2019.

- C 7 The meter boxes to serve the proposed development shall be installed in accordance with the approved details illustrated on drawing numbers. 3238/201 (Site works and services) and 3238/122 Rev B (Floor Plans) and retained as such in perpetuity.

Reason: In order to preserve the special architectural and historic character of the locally listed building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy LP29 of the Peterborough Local Plan 2019.

- C 8 The advertisements signage on the main tower, shall be undertaken in accordance with the details illustrated on Drawings 3238-141-REV B (North Elevations) and 3238-142-REV B (South Elevations), prior to the first occupation of any residential unit within the scheme. Thereafter the signage shall be retained and maintained as such in perpetuity.

Reason: In order to preserve the special architectural and historic character of the locally listed building in accordance with the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy LP19 of the Peterborough Local Plan 2019.

- C 9 Prior to the first occupation of the development hereby approved, or on completion of development, whichever is sooner, details of the false windows in place of the windows serving Unit 3 on the north elevation (bedroom and kitchen), as shown on Drwgs 3238 011-REV A (Proposed Floor Plans) and 3238-141-REV B (Proposed North Elevation), shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details prior to the first occupation of Unit 3, and retained and maintained as such in perpetuity.

Reason: In the interest of protecting neighbouring amenity, in accordance with Policy LP17 of the Peterborough Local Plan 2019.

- C10 Before the development hereby permitted is first occupied, the proposed bathroom windows as shown on Drwgs 3238-011-REV A (Proposed plans Apt 1, 2 and 3), 3238-012-REV C (Proposed Plans Apt 4), 3238-141-REV B (Proposed North Elevations) and 3238-142-REV B (Proposed South Elevations) shall be fitted with obscure glazing to a minimum of Pilkington Level 3 and non-opening. The obscure glazing shall be continuous and shall not incorporate any clear glazing features. It shall subsequently be retained as such in perpetuity.

Reason: In the interest of protecting neighbouring amenity, in accordance with Policy LP17 of the Peterborough Local Plan 2019.

- C11 If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with in accordance with Paragraphs 178-180 of the NPPF (2021) and Policy LP33 of the Peterborough Local Plan 2019.

- C12 Notwithstanding the submitted information, prior to the commencement of development a noise mitigation scheme which clarifies the glazing specifications for the development shall be submitted to and approved in writing by the Local Planning Authority. The noise mitigation scheme shall identify the affected rooms on each façade, and shall include details of the glazing performance, including measurements and assessment of transmission loss. Thereafter the development shall be implemented in accordance with the approved details, prior to the occupation of any unit to which it relates, and shall thereafter be retained and maintained as such in perpetuity.

Reason: In the interest of providing satisfactory amenity for future occupiers in accordance with Policy LP17 of the Peterborough Local Plan 2019. This is a pre-commencement condition as these details need to be agreed before development commences on site.

- C13 The development hereby approved shall accord with the Approved Document E of the Building Regulations 2010 (or any subsequent successor guidance) on sound-insulation requirements for separating walls, floors and stairs, to ensure adjacent rooms compatibility in terms of noise production and sensitivity

Reason: In the interest of providing satisfactory amenity for future occupiers in accordance with Policy LP17 of the Peterborough Local Plan 2019.

- C14 Notwithstanding the submitted information, prior to the commencement of development a scheme which specifies the provisions for mechanical ventilation of the site shall be submitted to and approved in writing by the local planning authority. The scheme shall comply with the Noise Insulation Regulations 1975 (including acoustic ventilation units incorporating fans for insertion in external walls) and the Approved Document F. Thereafter the development shall be implemented in accordance with the approved details, prior to the occupation of any unit to which it relates, and shall thereafter be retained and maintained as such in perpetuity.

Reason: In the interest of providing satisfactory amenity for future occupiers in accordance with Policy LP17 of the Peterborough Local Plan 2019. This is a pre-commencement condition as these details need to be agreed before development commences on site.

- C15 Prior to the commencement of any development, bat activity surveys shall be submitted to and approved in writing by the Local Planning Authority. These shall be carried out between the months of May and August by a suitably qualified ecologist, and the details submitted shall include any necessary mitigation measures. Thereafter the development shall be carried out in accordance with the approved details, including any mitigation measures with a scheme to be agreed, and retained and maintained as such in perpetuity.

Reason: In the interest of protecting the potential protected species, in accordance with Policy LP28 of the Peterborough Local Plan 2019. This is a pre-commencement condition as these details need to be agreed before development commences on site.

- C16 The development, hereby approved, shall be implemented in accordance with the bird box details as illustrated on drawing refs. 3238/141/B (North Elevations) and 3238/142/B (South Elevations) prior to the first occupation of the development and thereafter retained in perpetuity.

Reason: In the interest of preserving the biodiversity value of the site, in accordance with Policy LP29 of the Peterborough Local Plan 2019.

- C17 Should any external lighting to serve the development be proposed, including those that externally illuminate the building, the details shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Thereafter the lighting scheme shall be implemented in accordance with the approved details and retained and maintained as such in perpetuity.

Reason: In the interest of protecting the amenity of local residents, alongside the character of the area and biodiversity value of the site, in accordance with Policies LP16, Lp17 and LP28 of the Peterborough Local Plan 2019.

- C18 Notwithstanding the submitted details, no development shall take place until additional details in respect of the scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the following:-

- Proposed finished ground and building slab levels
- Planting plans including retained trees, species, numbers, size and density of planting
- Details of any boundary treatment
- A timetable for implementation

The approved hard landscaping scheme shall be carried out prior to the occupation of the first flat, and retained thereafter.

The soft landscaping shall be carried out within the first available planting season following first occupation or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.

Any trees, shrubs or hedges forming part of the approved landscaping scheme (except those contained in enclosed rear gardens to individual dwellings) that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Reason: In the interests of visual amenity and enhancement of biodiversity in accordance with Policies LP28 and LP29 of the Peterborough Local Plan 2019. This is a pre-commencement condition as these details needs to be agreed before development commences on site. The details provided thus far lack information, with particular regard to the timescale for implementation.

- C19 Prior to occupation of development hereby approved space shall be laid and marked for vehicles to park in accordance with drawing Site Plan 3238-020-REV B and those areas shall not thereafter be used for any purpose other than the parking of vehicles in connection with the use of the new dwellings hereby approved. These parking bays shall be marked to refer to the property to which they relate.

Reason: To ensure the development is provided with satisfactory parking, in accordance with Policy LP13 of the Peterborough Local Plan 2019.

C20 Prior to the first occupation of development hereby permitted vehicle to pedestrian visibility splays of the following dimensions 2.m x 2.m on both sides of the on-site parking bays shall be provided and shall be maintained thereafter free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the back of the highway boundary.

Reason: In the interests of highway safety, in accordance with Policy LP13 of the Peterborough Local Plan 2019.

C21 The dwellings hereby approved shall not be occupied until the cycle parking and bin storage areas as shown on Drwgs 3238 020-Rev B and Vertical Bike Locker brochure have been provided, and these areas shall thereafter be retained and maintained for their respective purposes in perpetuity.

Reason: In the interest of protecting the character of the area and providing future occupiers with means for sustainable transport, in accordance with Policies LP13 and LP16 of the Peterborough Local Plan 2019.

C22 The development hereby approved shall be carried out in accordance with the following approved plans:

- o Location plan 3238 09-Rev A
- o Existing plans and elevations 3238 10-REV A
- o Proposed plans Apt 1, 2 and 3 3238 011-REV A
- o Proposed Plans Apt 4 - 3238-012- REV C
- o Proposed Section 3238 013-REV A
- o Proposed North Elevations - 3238-141-REV B
- o Proposed South Elevations - 3238-142-REV B
- o Proposed Site Plans - 3238-020-REV B

Reason: To clarify the approved details and to ensure the development accords with the reasoning and justification for granting approval.

Copies to Councillors- Cllr Simon Barkham, Cllr Nick Sandford and Cllr Asif Shaheed