

Zoe Cullen

From: Debra Inston <Debra.Inston@westberks.gov.uk>
Sent: 18 September 2024 09:01
To: Matthew Shepherd
Cc: dmsimport
Subject: FW: Conservation Comments - 23/02094/FULMAJ The Mall The Kennet Centre Newbury RG14 5EN

Many thanks,

Debra Inston

Team Manager (Development Management)

✉ **Development & Housing, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire, RG14 5LD**

☎ Direct Dial: (01635) 519581

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Please be aware that due to the nature of my work, I may not always be in the office or contactable. In my absence and where your enquiry is urgent please email Planapps@westberks.gov.uk or telephone (01635) 519111.

Please note any advice given in this correspondence is offered in the spirit of helpfulness, is given without prejudice and does not bind the Council to a particular outcome.

From: Natasha Sturrock <Natasha.Sturrock1@westberks.gov.uk>
Sent: Tuesday, September 17, 2024 6:40 PM

To: Debra Inston <Debra.Inston@westberks.gov.uk>

Subject: Conservation Comments - 23/02094/FULMAJ The Mall The Kennet Centre Newbury RG14 5EN

Hi Deb,

Please find my comments below for this application:

Brief summary

Proposed development considered to incur a low level of less than substantial harm to the significance of the conservation area and setting of proximate listed buildings. However, a number of heritage and townscape enhancements are identified. This level of harm could be weighed against the heritage and wider public benefits of the proposal (to be considered by the Planning Officer). Should approval be likely, a number of conditions are proposed.

National and Local Policy

In relation to the historic environment, the revised NPPF (2023) requires proposals to be based upon an informed analysis of the significance of all affected heritage assets. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses, and to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area, including its setting. Case law has made clear that the duty to pay special attention to or to have special regard is to afford considerable weight to that duty and that this duty should be the first consideration for any decision maker. In considering any degree of harm, whether substantial or less than substantial, the duty under section 66(1) to preserve the significance of the heritage asset must be afforded considerable importance and weight.

In considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 205 of the NPPF (2023) requires that great weight be given to the asset's conservation (and the more important the asset, the greater the weight should be). Paragraph 206 then requires that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Having assessed any degree of harm that may be caused to the significance of a heritage asset affording considerable weight to the preservation of the asset's significance, the decision maker is then required to weigh this harm against any public benefits that may arise as a result of the development including, where appropriate, securing its optimum viable use (paragraph 208 of the NPPF). What amounts to a relevant "public benefit" in a particular case is a matter for the decision-maker, as is the weight to be given to such benefits as material considerations. A potentially relevant "public benefit", which either on its own or with others might be decisive in the balance, can include a heritage-related benefit as well as one that has nothing to do with heritage. The relevant guidance in the PPG applies a broad meaning to the concept of "public benefits". While these "may include heritage benefits", the guidance confirms that "all types of public benefits can be taken together and weighed against harm".

In *Jones v Mordue* (2015), the Court of Appeal accepted that if the approach in paragraphs 205 - 208 of the NPPF (as published in the most recent version of the NPPF, December 2023) is followed, the section 66(1) duty is likely to be properly performed.

Policy CS14 requires new developments to demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. The Policy advises that considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Policy CS14 also sets out that development proposals will be expected to, amongst others: create safe environments; make good provision for access; are accessible; make efficient use of land whilst respecting the density, character, landscape and biodiversity of the surrounding area.

Policy CS19 of the Core Strategy outlines that in order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard has been given to the sensitivity of the area to change and ensuring that the new development is appropriate in terms of location, scale and design in the context of the existing settlement history, form, pattern and character.

Consideration

This application proposes the comprehensive redevelopment of the Kennet Centre, a 1970s shopping centre located centrally to the Newbury Town Centre Conservation Area and within close proximity to a number of listed buildings (and forming a backdrop to those further afield). The Kennet Centre has a prominent location within Newbury, forming part of an 'island' site bounded by Batholomew Street to the west, Market Street to the south and Cheap Street (and Market Place) to the east.

The Newbury Town Centre Conservation Area is primarily characterised by its historic settlement core, which developed around a crossing of the river Kennet, emerging as a market town in C16. As outlined in the Historic England comments, the town centre is composed of buildings of varied form, age and detailing, but retaining cohesion through scale, building line and the use of a fairly consistent palette of local materials. Buildings of historic and architectural interest (mostly C18 and C19, but some C16 and C17 surviving) are generally not dominated by later development.

Due to its central location in the core of the town, any redevelopment of the site has the potential to impact the significance of the Conservation Area and the setting of a numerous listed buildings and non-designated heritage assets, which are experienced from a number of short and medium distance viewpoints within the town centre.

The conservation area holds above 150 listed buildings and structures, and a number of heritage assets of local significance. The submitted Heritage, Townscape and Visual Impact Assessment appropriately identifies heritage assets that are impacted by the proposed development which include:

- The Newbury Town Centre Conservation Area
- Enveloped listed buildings (located on the 'island' site)
- Adjacent/proximate listed buildings:
 - o Parish Church of St Nicolas (grade I)
 - o Group 2 (listed buildings along Bartholomew Street)
 - o Group 3 (listed buildings along Cheap Street)

- Group 5 (listed buildings/structures along Market Place, Wharf Street, Mansion House Street, Bridge Street and the northern end of Bartholomew Street)
- Mid-wider context heritage assets:
 - Kennet and Avon Canal East Conservation Area
 - Museum Wharf Street (grade I)
 - Corn Stores (grade II*)
- Group 1 (listed buildings along West Mills)
- Group 4 (listed buildings along Northbrook Street)

This document is considered to appropriately describe the significance of the impacted heritage assets (in line with the NPPF, paragraph 200).

The significance of Newbury Town Centre Conservation Area is largely derived from the following:

- Its high concentration of high quality C18th and C19th buildings, many of which are listed;
- Survival of C16th and C17th timber framed buildings (some of which are hidden behind newer frontages);
- The surviving medieval inverted 'Y' shaped street pattern culminating at Market Place gives a clear focus to the town, provides a visual reminder of its origins, and makes a major contribution to the continuing market town character;
- Survival of some medieval burgage plots;
- Fine grain and varied frontages and roof lines, with modest two and three storey C18th and 19th century buildings on archaeologically significant narrow plots;
- The buildings of the Corn Store and Cloth House, represent a period of industrial development relating to the woollen cloth industry integral to the development of the town during the C16th to C17th;
- The visual, physical, and functional relationship between the town centre and the Kennet and Avon Canal;
- The architectural detail, quality of craftsmanship and scale of Newbury's civic buildings and churches make them landmark buildings that define particular locations and form key landmarks within the area;
- Its historical development as a market town whose prosperity grew in the 16th century due to the woollen cloth trade and developed further in the 17th-19th centuries as a result of its enviable mid-way position on the London to Bath road, the C18th development of the Kennet and Avon Canal, and the construction of the railway lines. Each of these principal phases of development has left a wealth of historic buildings and structures overlaying an historic settlement form.

Although no single architectural style dominates in Newbury town centre, the generally high-quality stock of C18th to C19th buildings (and survival of some C16th and C17th buildings), shared palette of traditional materials, narrow plots, fine urban grain, and generally low-level buildings create a strong coherent character. Many of these buildings are listed and a large concentration are found in close proximity to the application site.

Whilst building heights within the town centre vary due to the differing designs, the majority of buildings are of relatively small scale, comprising 2-3 storeys, with the occasional attic floor with dormers. The exceptions to this are the Corn Exchange, Town Hall and the towers of St Nicolas and St Joseph's churches which intentionally protrude above the roofline of the surrounding buildings and form key landmarks within the area.

The generally low-level traditional buildings within the town centre, the fine urban grain concentrated around the historic route network, and the survival of the medieval street pattern, combine to define Newbury's market town characteristics.

Indeed, the fact that Newbury has retained its market town characteristics, despite having been the focus for a number of industries, is noted in the Newbury Historic Character Study 2005 (para. 7.1.1), which concludes that “Newbury has remained primarily a market town since the medieval period, a role helped by its convenient location at a river crossing and at the intersection of two important roads. These features might also have provided a focus for industry, but, although businesses such as wool, malting and brewing and, later, boatbuilding and metal-working [Eagle Iron Works] have been established in the town, they have never developed sufficiently to change its primary character.”

In terms of important views within the conservation area, the majority tend to be along the main historic thoroughfares. Due to the organic nature of the historic route network, these views are typically channelled or directed views which tend to unfold as the viewer moves along the street, continuing around curving corners of streets.

Other than the Town Hall and the towers of St Nicolas and St Joseph’s churches there are not many other buildings or structures that terminate views. Many of the key views are defined by the low-rise buildings that create an overall consistently declining roofline that descends towards a vanishing point.

These views are an important and defining characteristic of the Newbury Town Centre Conservation Area. The most notable of which can be found along Bartholomew Street in both directions, Northbrook Street in both directions, and from Bridge Street in both directions.

Due to the tight route network in the centre of Newbury, wide views and vistas are limited within the conservation area. The only ones within the conservation area are across the open spaces of Victoria Park and Market Place, the latter forming the historic core of the town centre.

In summary, the heritage significance of the site lies within:

- its historic evolution as a site at the commercial heart of the city,
- its role in the development of the town’s commercial industry,
- its context and relationship to the surrounding heritage assets and their settings (listed buildings, conservation area, undesignated heritage assets), and
- its relationship to the wider townscape context of Newbury

Existing Site

The site, in its existing form, is considered to have a negative contribution to the conservation area and setting of nearby listed buildings/structures. While the Kennet Centre has some alignment with the scale of surrounding development, it forms a large urban block that does not reflect the fine urban grain of the historic town centre. The footprint of the existing development is at odds with the historic tightly knit burgage plots of Newbury, which were previously on site prior to demolition (alongside the former Eagle Works) in the 1970s to make way for the Kennet Centre. The perimeter façade is broken up and contains variation in some locations, which helps to better align with the surrounding building widths (along Bartholomew Street and Cheap Street). However, further to the south, there is little to no façade articulation and activation. The design and detailing of the existing Kennet Centre are not overly sympathetic to the traditional and vernacular character of the surrounding buildings in façade rhythm, proportions and materiality.

The proposed redevelopment of this site poses an opportunity to create a proposal that is more sympathetic to the historic character and appearance of Newbury’s town centre, and that ties in, more successfully, to the surrounding historic development.

Proposed Development

The proposed is a mixed-use development, primarily residential and commercial (the existing Vue Cinema and car park are proposed to be retained). The proposed redevelopment includes a series of new perimeter buildings along Bartholomew Street, Market Street and Cheap Street, as well as the creation of new streets/axes within this 'island' site (primarily oriented north-south). A number of taller buildings (up to 7 storeys) are located to the centre of the site and along Market Street (up to 6 storeys). Building heights mostly vary between 2 to 5 storeys along Cheap Street, Market Place and Bartholomew Street (lower along Market Place). The proposed development results in a substantial increase in height and built form, especially towards the centre and south of the site, which would be perceived in a range of townscape views. The new perimeter buildings (alongside landscaping and associated works) would result in altered streetscapes and views through the conservation area. This application is considered through its impact on the character and appearance of the Newbury Town Centre and the setting of nearby listed buildings.

Changes from the Previous Application

This application follows the refused 21/00380/FULMAJ, differing to it primarily through a reduction in height of the central blocks (A and B) and altered perimeter block design.

While the height of the internal blocks has been reduced, they are still considered to be substantially taller than the surrounding built form, departing from the scale and massing of Newbury's historic core, resulting in less than substantial harm to the significance of the conservation area and a number of nearby listed buildings and non-designated heritage assets.

It is acknowledged that the reduction in height of these blocks has materially reduced their impact on key town centre views. However, the increased massing and built form can still be perceived, especially in AVR Views 1, 2 and 8. In AVR Views 1 and 2, the existing rooflines descend gradually towards the vanishing point. The proposed results in a rising roofscape beyond this descending roofline (with the perceived impact reducing on approach to the site). In AVR View 8, the proposed built form is visible, rising above the long sweeping roofline of the grade II* Corn Stores, impacting views towards the Wharf.

While the increase in built form departs from the scale of Newbury as a historic market town, this is mitigated in part by the articulated and varied roof form of the proposed development, which reduces the perception of massing at a high level. In some identified views (AVR Views 3, 4 and 5), the proposed development now reads as gently climbing from the existing streetscape, without overly dominating the adjacent buildings.

While the proposed development is still considered to incur a level of less than substantial harm (as outlined above), this level of harm has been lowered (from that identified in the previous application) through the proposed reduction in height of blocks A and B, and is mitigated, in part, through alterations to the design, which include the following:

- High quality façade and elevational design, especially to the perimeter buildings, which include:
 - o Façade articulation, fenestration patterns and varied roof forms that better reflect Newbury's historic fine urban grain
 - o Introduction of visual interest through the use of varied materials and detailing which take cue from the positive contributors to the existing streetscapes (high quality parapet, cornice and window details submitted)

- Further improvements in detailing, articulation and finishes to Blocks C, E and F following detailed Historic England advice. In their email dated 25th March 2024 Historic England confirmed that that “In our view they have got to a point with the design where – if properly detailed – the harm cannot get much lower if the scale of development proposed is to be delivered. If your Council is satisfied that the scale of development is needed to deliver the benefits that could reasonably be considered a clear and convincing justification.”.

The identified level of less than substantial harm to assets that adjoin or are within proximity to the Site are listed below:

- Newbury Town Conservation Area – Less than substantial to a low level
- Listed Buildings Adjacent to the Site:
 - Bricklayers Arms (now named The Newbury) (Grade II Listed) – Less than substantial, to a low level
 - 35 Cheap Street – Catherine Wheel Inn (Grade II Listed) – Less than substantial, to a low level
 - 33 and 34 Cheap Street (Grade II Listed) – Less than substantial, to a low level
- Listed Buildings Close to the Site:
 - 149 Bartholomew Street (Grade II Listed) – Less than substantial, to a low level
 - 150 and 151 Bartholomew Street (Grade II Listed) – Less than substantial, to a low level
 - 152 and 153 Bartholomew Street (Grade II Listed) – Less than substantial, to a low level
 - 154 Bartholomew Street (Grade II Listed) – Less than substantial, to a low level
 - Town Hall and Municipal Buildings (Grade II Listed) – Less than substantial, to a low level
 - 27 Market Place (Grade II Listed) – Less than substantial, to a low level
 - 21-25 Market Place (Grade II Listed) – Less than substantial, to a low level
 - 16 Bartholomew Street (Grade II listed) – Less than substantial, to a low level
 - 17 Bartholmew Street (Grade II listed) – Less than substantial, to a low level
 - 28A Bartholomew Street(Grade II listed) – Less than substantial, to a low level
 - 29-29ABartholomew Street (Grade II Listed) – Less than substantial, to a low level
 - 28 Bartholomew Street (Grade II* Listed) – Less than substantial, to a low level
 - 118 Bartholomew Street (Grade II) – Less than substantial, to a low level
 - 114 and 115 Bartholomew Street (Grade II) – Less than substantial, to a low level
 - 113 Bartholomew Street (The Dolphin) (Grade II) – Less than substantial, to a low level
 - The Coopers Arms Bartholomew Street (Grade II) – Less than substantial, to a low level
 - 40-45 Bartholomew Street (Grade II) – Less than substantial, to a low level
 - 102 and 103 and 104-106 Bartholomew Street (Grade II) – Less than substantial, to a low level
 - South Gateway to Churchyard of St Nicholas’ Church adjoining Bartholomew Street (Grade II* Listed) – Less than substantial, to a low level
 - North Gateway to Churchyard of St Nicholas’ Church (Grade II*) – Less than substantial, to a low level
 - Parish Church of St Nicholas (Grade I Listed) – Less than substantial, to a low level
 - 12 Market Place - The Hatchet (Grade II Listed) – Less than substantial, to a low level
 - Corn Exchange (Grade II Listed) – Less than substantial, to a low level
 - 8 Market Place Elephant at the Market (formerly Queen’s Hotel) (Grade II Listed) – Less than substantial, to a low level
 - Newbury Post Office (Grade II Listed) – Less than substantial, to a low level
 - 41 Cheap Street (Grade II listed) – Less than substantial, to a low level

- 48 Cheap Street (Grade II listed) – Less than substantial, to a low level
- 49 & 50 Cheap Street (Grade II Listed) – Less than substantial, to a low level
- Bridge over Bridge St (Grade II*) – Less than substantial, to a low level
- 1 Bridge St (Grade II) – Less than substantial, to a low level
- 2 Bridge St (Grade II) – Less than substantial, to a low level
- 4 Bridge St (Grade II) – Less than substantial, to a low level

In accordance with paragraph 209 of the NPPF, when considering the effect of an application on the significance of a non-designated heritage, a balanced judgement will be required, having regard to the loss of the asset and the significance of the asset. The identified levels of harm to non-designated assets are as follows:

- Nos. 17-19 Market Place – Complete loss

Summary

The proposed scheme will result in harm to the significance of the conservation area, and the setting of a number of surrounding listed buildings and non-designated heritage assets, largely as a result of the increased height in the centre of the site. Paragraph 206 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset, should require clear and convincing justification.

It is considered that the loss of the existing 1970's shopping centre has been clearly and convincingly justified, due to the very limited architectural benefit of the buildings and their poor fabric. The proposed demolitions are necessary to provide a more appropriate building envelope that would enhance the town, provide improved permeability and connections through the town centre, and replace the existing unattractive, largely blank facades with new buildings that respect the historic plot patterns, architectural detailing and materials of the conservation area. Retention of the existing building structures and upgrading has been explored, but it is not possible to achieve this and provide the high-quality development proposed. At high level, the extensions are required to achieve the quantum of floor space and internal floor to ceiling heights. The quantum and heights have been reduced through discussions with Officers and Historic England during the application process to the minimum required in order to make the redevelopment of this site viable and achieve a high quality architecture. This is evidenced in the accompanying Viability Assessment which demonstrates that any further reduction of the proposed development would result in a scheme that is no longer viable. The Viability Assessment is considered to provide clear and convincingly justification for the volume of built form proposed.

With respect to paragraph 208 of the NPPF, I consider the scheme will result in less than substantial harm to the significance of the conservation area, and the setting of a number of surrounding listed buildings and non-designated heritage assets. I also consider that this harm has been quite significantly reduced from the first iterations of the scheme (largely as a result of the reduction in height of blocks A and B and the now much improved architectural detailing of the street elevations). As a result of these changes, I consider that the harm would now be a low level of less than substantial harm to the heritage assets identified above. However, it is important to note that despite being at the lower end of less than substantial, this harm is real and serious, and carries significant weight in the planning balance.

In line with paragraph 208 of the NPPF, the less than substantial harm should be weighed against the public benefits of the proposal in a planning balance carried out by the Planning Officer. In carrying out this balancing exercise, great weight should be given to the conservation of these designated heritage assets.

I consider that the following heritage and townscape enhancements would offer public benefits which carry significant weight in the planning balance:

- Increased permeability and legibility of a key site within the centre of Newbury - the existing site is within the town centre but contributes little to the public realm. The proposal would open up the site and the public could enjoy new landscaped links through the town centre.
- The introduction of new routes through the site which breaks up this large urban block, improving access and walkability from the train station to the north of the town centre.
- Creation of new kinetic views through the centre of Newbury, which allows more opportunities for appreciation and experience of the conservation area and other nearby heritage assets. The introduction of new views into and out of the site, including hitherto inaccessible views of the town hall tower.
- Improvements to the architectural treatment of the buildings fronting Bartholomew Street, Market Street, Market Place and Cheap Street, improving the appearance of the conservation area and setting of listed buildings .
- The perimeter block has been designed to reflect the historic plot pattern, form, design character and use of the perimeter streets.
- Activation of ground floor and mix of uses.
- Replacing blank frontages at ground floor with animated and active commercial uses, particularly to the streets on the perimeter of the site.
- New active frontages and a mix of uses that would increase the perception of safety through natural surveillance and facilitate increased activity.
- Improvements to the public realm in and around the Site – this marks a significant improvement on the existing Kennet Centre which is enclosed has no external landscaping.
- Improvement and increased provision of public and open space, with scope to facilitate increased activity and opportunities to appreciate surrounding heritage assets.
- Helping to secure and maintain the viability and vibrancy of the town centre helping to reflect its historic importance as a vibrant commercial town.
- I am mindful of the threat from the continued slow decline in the significance of the site and how the site's significance and that of the wider Conservation Area can be best retained. Delivering a sustainable regeneration scheme is thought to carry considerable public benefits in this respect and is a pragmatic approach which needs to be weighed against the level of harm in the planning balance.

If the Planning Officer considers that the low level of less than substantial harm incurred by the proposed development can be outweighed by the public benefits of the proposal (including those identified above), then the following conditions are recommended:

No above ground development shall take place until a schedule of all materials and finishes visible external to the building have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available to be viewed at the site or by arrangement with the Planning Officer. All materials incorporated in the work shall match the approved samples.

Reason: To ensure that the materials are appropriate to the character of the building, and the Conservation Area. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

No above ground development shall take place until a schedule of all hard surfacing materials have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available to be viewed at the site or by arrangement with the Planning Officer. All materials incorporated in the work shall match the approved samples.

Reason: To ensure that the materials are appropriate to the character of the building, and the Conservation Area. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

No brickwork/stonework shall take place until a sample area of brickwork/stonework (minimum area of 1 m²) has been constructed and then made available to and approved in writing by the Local Planning Authority. This approved sample shall remain available for inspection on site for the duration of the work. All new brickwork/stonework shall match this sample in terms of bricks/stones, mortar (mix, colour and texture), joint profile and bond.

Reason: To ensure that the materials are appropriate to the character of the building, and the Conservation Area. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

No above ground development shall take place until a sample of the roofing materials have been submitted to and approved in writing by the Local Planning Authority. All materials incorporated in the work shall match the approved samples.

Reason: To ensure that the materials are appropriate to the character of the building, and the Conservation Area. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

No windows shall be installed into the development until details of the type and colour of the windows has been submitted to and approved in writing by the Local Planning Authority. Samples of materials shall be made available upon request. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the character of the building, and the Conservation Area. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

Notwithstanding what is shown on the approved drawings or other approved documents, unless otherwise agreed in writing by the Local Planning Authority, all new rainwater goods shall be cast iron, and any existing metal rainwater goods and accessories (to adjacent heritage assets) shall not be removed or modified without the prior written approval of the Local Planning Authority on an application made for that purpose.

Reason: To ensure that the materials are appropriate to the character of the building, and the Conservation Area. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

No above ground development shall take place until details of services visible external to the development, including the type and location of any services to include, drainage pipework (including soil vent pipe terminations) and accessories, rainwater goods, boiler flues, extract vent grilles, meter cupboards, external lighting, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the external services shall be installed in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the character of the building, and the Conservation Area. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

No above ground development shall take place until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- window/door arches, lintels, reveals and surrounds
- eaves and fascia
- parapets, cornices and pediments
- brick detailing and decorative features
- metalwork (railings and/or balconies)
- shopfronts (signage, joinery, stall risers, pilasters, etc.)

Thereafter the development shall incorporate and be undertaken in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the character of the building, and the Conservation Area. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

No development (including preparatory or demolition work), shall take place until a detailed method statement and schedule of works relating to any demolition and buildings works occurring beside the adjacent listed buildings has been submitted to and approved in writing by the Local Planning Authority. This shall include all work required to meet Building Regulations. Thereafter the development shall incorporate and be undertaken in accordance with the approved details.

Reason: To protect the special architectural or historic interest of the heritage assets. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

Adequate protection and support to the adjacent listed buildings shall be provided at all times during the work. Sufficient care shall be taken in the design and execution of all work, including any demolition and the preparation and the erection of any scaffolding, to ensure that no damage is incurred to the historic fabric of the listed buildings.

Reason: To protect the special architectural or historic interest of the heritage assets. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

Best wishes,

Natasha

Natasha Sturrock

Senior Conservation and Design Officer

Development and Regulation Service

West Berkshire Council, Council Offices, Market Street, Newbury, RG14 5LD

01635 503625

Natasha.sturrock1@westberks.gov.uk

www.westberks.gov.uk



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