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APPLICATION NUMBER : CA//15/00711/LB

PROPOSAL : Strengthening measures and associated repairs to ground floor, floor timbers and beams over river.

LOCATION OF SITE : Eastbridge Hospital, 25 High Street, Canterbury

APPLICATION TYPE : LISTED BUILDING CONSENT

DATE REGISTERED : 02 April 2015

GOVERNMENT PERFORMANCE TARGET DATE : 28 May 2015

CONTACT OFFICER : Kate Gunning (Mon/Tues/Wed)

CONSERVATION AREA : CANTERBURY CITY No.1 - AMENDED

LISTED BUILDING : GRADE 1

WARD : Westgate

APPLICANT : The Master & Trustees of Eastbridge Hospital

AGENT : Donald Insall Associates

SUMMARY:

This listed building application proposes strengthening measures and associated repairs of the Eastbridge Hospital, relating to the ground floor, floor timbers and beams over the river, as well as works to replace pvc guttering and timber hoppers with new cast iron versions.

The main considerations in this instance are the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The application is reported to the Development Management Committee due to the level of public interest received.

RECOMMENDATION:

Grant,
That the Assistant Director - Planning and Regeneration be and is hereby authorised, pursuant to Section 101 of the Local Government Act 1972, to grant Listed Building Consent for the development subject to the conditions set out at the end of this report.
SITE DESCRIPTION
1. Eastbridge Hospital, No. 25 High Street, lies to the south of the High Street, in the centre of Canterbury. The area is predominantly a commercial area with shops, restaurants and offices.

2. The Eastbridge Hospital is Grade I Listed. Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I and it is the highest grade of listed building. Eastbridge Hospital comprises an almshouse and group of historic buildings, parts of which are open to the public.

3. The list description for the property reads:
   Founded in 1180 for the needs of poor pilgrims to the shrine of St Thomas Becket. Twelve Pilgrims were accommodated here each night. In the C14 a chantry chapel was added and after the Dissolution the building was turned into almshouses. The exterior is built in two portions. The left side is two-storeys high faced with knapped flint with stone quoins. Tiled roof with crenelated parapet. The right hand side is a timber-framed building with an early C19 façade to the High Street. Three storeys red brick. The rear elevation of this part is C17 and tile hung. The hall and undercroft date from about 1180.

4. The site lies within the Canterbury City No.1 - Amended Conservation Area and is surrounded by many listed buildings, such as the Grade II* Weavers building opposite (no’s 1-3 St Peter’s Street), No. 24 High Street (Ask Restaurant), 4 and 5 St Peter’s Street opposite.

5. This listed building application concentrates the part of the building that is constructed in timber frame with a brick façade and immediately fronting the High Street. The timber frame part of the building is thought to date from the C17 due to the jointing and detailing of the timbers. Major repairs to the ground floor structure, breakwater were undertaken in the C18 when this part of the building failed. This timber framed structure of two and three floored residential accommodation spans the River Stour.

6. The accommodation comprises three occupied flats, a meeting room, kitchenette, staff lavatory and unoccupied flat on the ground floor. Directly under the ground floor flat runs the River Stour, and here it is divided into two channels, separated by a stone and brick breakwater running the full depth of the building and under the bridge in the High Street. This part of the building is therefore a bridge over the river made by the ground floor structure, and is approximately 1.5 metres above the average water level. Three out of the four large brick chimneys were built over the river on this timber framed structure.

7. Settlement and movement of the timber frames during the C18 has resulted in floors dropping and distorted timber frames. The timber framed portion of the building was repaired and re-organised in the 1960’s when new internal walls were built and floors were levelled.

PROPOSED DEVELOPMENT
8. Eastbridge Hospital is owned by The Master and Trustees and governed by an ordinance from the Archbishop of Canterbury. It is also a registered charity. The Master and Trustees have appointed their surveyor, Donald Insall Associates, to draw up a repair scheme and have also taken advice from structural engineers, The Morton Partnership, who are specialists in the design of structural repairs to historic buildings. In addition, the applicant has employed a company specialising in archaeology and analysis of historic buildings, recommended by the Morton Partnership, to carry out decay testing. It
found that every timber tested was in poor condition, with soft and pocketed cavities due to Death Watch beetle and Wet Rot. It is possible to pull out some areas of rotted timber by hand (in the area of the timber bracket painted white under the building). All timbers have a severely reduced load bearing capacity as a result of the damage over the years. The weight of the wet brick work of the redundant chimney stack on the rear, represents a threat to the timbers supporting it below. The Death Watch beetle and Wet Rot have attacked the bearings of the principal beams on both river bank walls and the central breakwater. As a result, the timbers have crushed and loosened, which threatens the integrity of the ground floor and support structure. On the North West bank the masonry offset (on which the structure sits) has started to crumble, and inspection of the South East bank wall suggests it is suffering the same fate.

9. The timber framed part of the building to the rear, clad with tiles also spans the river and is constructed on two beams. The bearings of these have been inspected and found to be rotten and timbers infested with rot and beetle attack, with a risk of compression.

10. On the rear elevation, over the last 30 years, the inaccessibility of Flat Nos 1-4 over the river, means that serious maintenance works in that area have not been possible. Hanging tiles have slipped and dropped, joinery has rotted and flaked, and plastic eaves gutters and pipes have disintegrated. The lead lining the four roof valleys have split and now leak. The rainwater system is clogged with pigeon droppings and vegetation.

11. Listed building consent is sought for the strengthening measures and associated repairs to the ground floor timbers and beams, as well as replacement of rainwater pipes and hoppers with new cast iron versions on the rear elevation and general like for like repairs.

12. The proposed strengthening and repair work to the ground floor timbers to involve strengthening weakened beams and their bearings in both riverbank walls, using new steel flitch plates and angle sections, bolted to the timbers with timber cover boards to mask steels from public view below. On the North West bank the steels will be secured to the new concrete bearing beam. In the South West bank the timbers will be secured with stainless steel bearing plates built into the masonry. On the central breakwater, timber will be secured to the sound wall plates with steel angle sections and bolts.

13. Consolidation of the loose masonry to the top of the North West riverbank wall, including rebuilding the flint plinth wall above will also occur.

14. A reinforced concrete bearing beam will be inserted to the offset on top of the North West riverbank wall.

15. Localised consolidation of masonry around beam bearings in the South East riverbank wall and the top of the central breakwater.

16. To enable the proposed works to be carried out, temporary propping would need to be put in place and taken down to the river bed below. The timbers to the ground floor would need to be retained and repaired in situ as they support the three large chimneys.

17. The proposed scaffolding would comprise a ‘birdcage’ scaffolding with layers of boards and polythene sheeting 1000mm below the internal finished floor level of the building, and support columns of scaffold on spreader boards on the river bed with scaffold ladder beams spanning riverbank wall and support columns.

PLANNING HISTORY
18. In 2015 an separate planning application for the re-modelling of four dormer windows and minor roof alterations was submitted and has yet to be decided (reference CA/15/1022/FUL).

PLANNING POLICIES

19. **Policy Constraints:**
   - The application is for listed building consent.
     - Listed Building Grade I
     - Canterbury City No.1 - Amended Conservation Area
     - Area of Archaeological Importance

20. **National Planning Policy Framework (NPPF):**
    - Chapter 7 - Requiring good design
    - Chapter 12 - Conserving and enhancing the historic environment

21. **Canterbury District Local Plan First Review:**
    - **BE1** - High quality designs, sustainable developments and specific design, amenity and landscape criteria to which the Council will have regard: cross-refers to SPGs.
    - **BE5** - Preservation of listed and locally listed buildings and their settings.
    - **BE7** - Conservation Areas and their settings to be preserved or enhanced: specific criteria for consideration.

22. **Emerging Canterbury District Local Plan (Draft June 2014):**
    - **DBE10** – Alterations and extensions to buildings to respect character.
    - **HE1** - Proposals which protect, conserve and/or enhance the historic environment will be supported.
    - **HE4** – Alterations and extensions to listed buildings and development affecting their setting to preserve and enhance their character and appearance.
    - **HE5** – Alterations to listed and locally listed buildings to preserve their character
    - **HE6** – Conservation Areas and their settings to be preserved or enhanced.
    - **HE8** – Presumption in favour of conservation of heritage assets.

WRITTEN REPRESENTATIONS

23. 14 objections have been received. Objections have been received from boatmen who use the river on a commercial basis, the British Marine Federation (the trade association for the boating industry), and the public regarding this proposal on the following grounds:

    - Effect of the erection of scaffolding in and over the River Stour on boating member’s commercial activity of running boat trips for the public during the time the scaffolding is erected.
    - Uncertainty of timings of the repair project could lead to concern by boatmen and loss of boating staff, forcing boating companies out of business.
    - Navigation on the River Stour is permitted without there being a navigation authority – a unique position. The Environment Agency should consider the effect the scheme will have on the boating industry, not just the natural environment.
    - The works should be undertaken in the winter months after 19th October (after the boat trip season has ended), so boatmen will not be affected.
    - A previous application for a permanent barrier on the river beneath Eastbridge was refused. Ref: CA/96/01207
The application should be a Planning Application rather than a Listed Building Application because the applicants propose to permanently change the fabric and material appearance of the Grade I listed building by adding steel plates/girders.

Part 16 on the application form ‘Declaration’ post dated 23/4/2015, when the application was received by the council on 02/4/2015.

The new steel flitch plates and angle sections bolted to historic timbers will harm the appearance of the underside of the historic building for people travelling under the building on boats.

The loss of the tall rear chimney would change the character and appearance of the fabric of the building.

Works should be undertaken in the low season for boating, namely November to March to protect commercial activity on the river, and to protect the health and safety of the general public in Navigation, which could be private users and commercial users.

Negative impact of scheme on character and landscape of an environment that boating offers.

Associated losses for the wider economy, not just boating, due to the scheme.

Impeding navigation in season is not permitted in Cambridge on the River Cam, except for emergency works, due to bank or structure collapse.

If the works had fallen within the Environment Agency as navigation authority, then approval may not have been given by that body.

Technically the River Stour could be at its lowest flow conditions from November if the flood gates are opened, rather than in the summer, as the time stated as the low flow conditions by the applicant.

The city council operate the “Pleasure Boat Licensing Scheme” under the 1907 public health act, and this act is an overriding material consideration to take into account when considering the application, even though the licenses do not confer Navigational Rights.

Canterbury River Tours Ltd has held a pleasure boat operators license for 5 years under the above act, and this application would be contrary to the licences held by the company as the interest of the public would be suspended. Should a suspension occur the company would look to appeal through the magistrate’s courts.

The city council’s planning department/building control are fully able to designate when and how the proposed works on Canterbury’s waterways are scheduled so as not to impede Navigation or affect the safety and wellbeing of the general public with the scaffold in situ (regardless of land ownership and application type).

The previous application for a permanent barrier under Eastbridge was refused and the reasons for refusal are applicable in this case, namely that the proposed barrier would be out of character with the building and river and locality, and that would impede the passage of boats on the river and so detract from the its enjoyment by local people and visitors to the city.

The previous application for a barrier was made at a time 1996/7 when river operators were not licensed by Canterbury City Council, as now, so this should add extra weight as to how the current proposals are considered by the planning department.

The Canterbury River Tours Ltd reputation and Kent and Canterbury’s reputation could be damaged if the company cannot honour bookings it has taken for the periods proposed for closure.

Erection and removal of the scaffolding necessary for the works could take a week each time and on more than one occasion, and if in July would be peak tourism season, and the busiest time of the days for tourists. This work should be undertaken out of hours i.e. 6pm – 10am, due to size of lorry, safe working
zone required, blocking the street with lorry, danger to users on river whilst scaffolding is taking place (including Canterbury River Tours Ltd), which intends to carry on running its tours during this time.

- If the works are commenced in September with the first channel being the Western channel, this would have a significant detrimental impact to the Canterbury River Tours Ltd.
- If as the applicant has advised, one channel will be left open at all times for navigation, this being the Eastern channel, while the Western channel is worked upon, this channel will be of no real use to operators as it is virtually impossible to navigate upriver through the Eastern channel.
- The urgency of the works has been exaggerated.
- To carry out the works during the summer months would result in unemployment and poverty for boatmen.
- Adding iron girders will lessen the headroom underneath the building and make travelling under it more difficult, and ducking uncomfortable for the elderly and those with limited mobility.
- Deliveries to the site during the course of the works will cause safety issues in the street and could damage the bridge and walkways.
- The proposed works should be undertaken in October/November to March when the boatmen do not operate.
- Members of RICS and RIBA who are involved in the submitting of this application should respect the rights and interests and beliefs of others, and have due regard for the effect their work may have on its users and the local community, under the codes of their professional conduct.
- Insufficient information has been provided as to the extent of the reconstruction of the river banks supporting the hospital building, and that additional information showing the extent of the works of beam strengthening and reinforcement of the river bank abutments is required.
- The extent of the boxing in proposals over the river is not shown and needs to be clarified.
- Concern over the modern appearance of the plywood infill panels proposed when viewed against the historic building. The infill panels should be lime/hair on laths.
- Concern with introduction of concrete capping to the top of the historic river wall on the NW river bank and that the extent and appearance is not shown on the drawings.
- Concern that navigation and access could potentially be impeded as a result of these works.

TECHNICAL CONSULTATIONS

24. Historic England acknowledged that the proposed repairs are necessary, but requested that the proposed steelwork on the underside of the building was clad by boarding between or under the repaired joists. Amendments have been put forward by Jonathan Carey to conceal the steelwork with stained marine ply on battens fixed under it, with the adjacent original beams timbers still publicly visible and proud of the boarding. Historic England are happy with this approach.

25. The Council’s Archaeologist has inspected the site from below by boat, and from within the building with Canterbury Archaeological Trust. She has no objection to the scheme and has requested a scheme of historic building recording and that a watching brief take place.
26. The Environment Agency has no objection to the proposal. Issues regarding access to the river are not material considerations for the council when determining this listed building application but are under the jurisdiction of the Environment Agency. The Great Stour flows beneath Eastbridge Hospital and is a designated ‘Main river’ by the Agency. They say that “Our written consent (known as Flood Defence Consent) is required under the Water Resources Act 1991 and our byelaws prior to the carrying out of any works in, over, or under the channel of the watercourse or on the banks within eight metres of the top of the bank, or within eight metres of the landward toe of any flood defence, where one exists. For maintenance reasons the Environment Agency will not normally consent works which obstruct the eight metre bylaw margin. All precautions must be taken to avoid discharges and spills to the ground both during and after construction“. They requested certain conditions be included in any permission granted.

ASSESSMENT

The principle of development

27. Section 16 Planning (Listed Buildings and Conservation Areas) Act 1990 states that “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”

28. Paragraph 132 the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

29. The building is a Grade I listed building in need of repairs to its supporting timbers over the River Stour.

30. The existing supporting timbers under the building have been assessed by structural engineers specialising in providing structural repairs to listed buildings and scheduled ancient monuments, and are considered suitable and well designed for the building. Comments from Heritage England regarding the appearance of the steels proposed to be used in the strengthening works, have been addressed, as marine plywood will now be used to hide the steel sections. The steels will be recessed between the existing large timbers forming the structure of the building over the river, and will not be publicly visible. Historic England are now happy with the proposed works.

31. Concerns raised by boatmen over; the losses for the wider economy due to the scheme, the height of the river waters, the timing of the works/delivery vehicles, previous planning applications for barriers on the river, possible loss of trade/reputations to boatmen on the river, whether the works will make travelling under the building more difficult for river users, the professional conduct of members of RIBA and RICS involved in this application submission, do not form material considerations for this application. The material considerations under the legislation are for the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses as part of the scheme.

32. The river is defined as a “Main River” and as such is the Environment Agency’s responsibility in terms of the management of navigation, and the Environment Agency has inspected the proposed drawings and made comments.
33. The application is considered to be appropriate as a listed building application, rather than a planning application, due to the nature of the proposed works. This fact has been confirmed by Historic England.

34. Historic England states that under the Planning (Listed Buildings and Conservation Areas) Act 1990 “when making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged”.

35. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1), applies to all decisions concerning listed buildings.

36. The rear chimney is not proposed to be demolished, but was mentioned in the report on the decay of the building to illustrate the problems that have been discovered for repairs.

37. The date of the Declaration slip on the application form submitted by the agent, should have read 23/3/15 as all the other dates on the form do, however when submitted this was written as 23/4/15. On review the correct date has been confirmed by the agent in writing subsequently, and this matter is not considered to affect the validity of the application.

38. The council’s solicitor has advised that with regard to the river licences from Canterbury City Council, there is no implied (or express) right to use the river contained in the licence. Any issues re navigation and accessibility must be referred to the Environment Agency, and an analogy could be to say that you might have a driving licence, but this does not prevent the Highways Authority from closing the M1.

39. The council’s solicitor has advised that there is a need to consider the human rights element as well. A licence is an item of property and this part of the Human Rights Act is therefore engaged. Part II The First Protocol Article 1 – Protection of Property states: Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties. In this case the right needs to be interfered with in the wider public interest of preserving the bridge and ensuring safe passage in the longer term.

40. Any reference to a previous application for a permanent barrier on the river was different to this scheme because it was for a permanent barrier and was considered to be out of keeping with the area and to impede the passage of people on the river and harm their enjoyment of the river. The current scheme is not for a permanent barrier, and any temporary scaffolding required to carry out the works contained in this scheme is there purely to help workers conserve one of the oldest buildings in the city and ensure that it does not collapse into the river, thereby prolonging the life of the building for future generations, and ensuring that it can be appreciated by visitors to the city.

41. Although the council understands the concerns over the possible timing of any approved works, it has no legal rights under the Listed Building legislation to control at what time of
year the works can be carried out, or what time of day the lorries involved in the works will arrive and depart from site.

42. All the spaces between the beams and joists over both river channels are proposed to be filled in with sheeting, with the existing beams being proud of the ply sheeting.

43. Although in the previous centuries the spaces under the building, between all floor timbers were enclosed in lath and plaster, this suffered from rat and pigeon penetration. The proposed Weldmesh sheeting and ply covering are intended to prevent pigeon and rat ingress into the building, which has caused problems for residents in the past. The ply will also improve sound insulation from pigeons and river traffic, and reduce the heat loss caused by the coldness of the river and eliminate updrafts through the floor. In addition, if lime mortar on laths were used instead, it would be pecked away by the pigeons for use in their eggshells, and the three lots of netting installed over the last 20 years have been destroyed by the pigeons and rats. As the underside of the building is in low light, it is thought that stained ply panels will not appear harsh or unsympathetic. Lime plaster would be more noticeable.

44. All concrete will be masked with a facing of re-set masonry and a condition will be included on any consent in this respect. At present the exact position or level of each repaired beam bearing cannot be established or the background material, until scaffold is in place to enable a proper inspection.

45. The proposed works are considered appropriate for this Grade I listed building in that they have been sensitively designed and will help to strengthen the weak supporting timbers over the river, and ensure that the building continues to survive. In addition, the improvements to the rainwater goods will help to ensure that the building remains weather tight, as ingress from water is one of the major causes of decay of historic buildings. The current condition of the building, coupled with the knowledge that it has had a general lack of maintenance over many decades, is a cause for concern. The works proposed in this application are seen as timely interventions, to help the building along and conserve it for future generations.

Conclusion

46. “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”- Section 16 Planning (Listed Buildings and Conservation Areas) Act 1990

47. Given the above, Officers are satisfied that the proposed development would comply with the objectives of the National Planning Policy Framework and that it would be consistent with the emerging policies as set out in the Local Plan and Local Plan Publication Draft (emerging Local Plan). On this basis it is recommended that Listed Building Consent be granted accordingly.
DRAFT CONDITIONS/REASONS FOR DECISION NOTICE

Application No: CA/15/00711/LB
Proposal: Strengthening measures and associated repairs to ground floor, floor timbers and beams over river.
Location: Eastbridge Hospital, 25 High Street, Canterbury

CONDITIONS/REASONS:

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.


2. No works hereby permitted shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of historic building recording of the structure/s in accordance with a written scheme of investigation including a timetable which has previously been submitted to and approved in writing by the Local Planning Authority.

REASON: To secure the provision of historic investigation and subsequent recording of the building in accordance with Policies BE5 and BE6 of the Canterbury District Local Plan 2006 and Policies HE4 and HE5 of the Canterbury District Local Plan Publication Draft 2014 and to comply with NPPF section 12.

3. Prior to the commencement of development, the implementation of a scheme for the archaeological monitoring and recording of the site, to be undertaken for the purpose of identifying and recording any buried archaeological features and deposits and to assess the importance of the same; the following components shall each be submitted to and approved in writing by the local planning authority:

   a) A written scheme of investigation, to be submitted a minimum of fourteen days in advance of the commencement of fieldwork.

   b) A report summarising the results of the investigations to be submitted within 28 days of completion of the archaeological watching brief (unless otherwise agreed), to be produced in accordance with the requirements set out in the written scheme of investigation.

   c) Any further mitigation measures considered necessary as a result of the archaeological investigations.

   d) Where relevant, a programme of post-exavation assessment, analysis, publication and conservation.
Fieldwork, including further mitigation measures and post excavation works shall be completed in accordance with approved details and programme timings unless otherwise agreed in writing with the local authority, and the local authority shall be notified in writing a minimum of fourteen days in advance of the commencement of any fieldwork.

REASON: Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the local planning authority is satisfied that the requirements of this condition (including the timing of compliance) are so fundamental to the development permitted that, if not imposed, it would have been necessary to refuse permission for the development. This is because, at the time of granting permission, full archaeological details were not yet available but this information is necessary to ensure the development complies with Canterbury District Local Plan 2006 Policy BE15 and Draft Canterbury District Local Plan 2014 Policy HE11 and otherwise to protect the environment of the site and its locality.

4 No development shall take place until working method statements are submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

Reason: The temporary works (e.g. scaffolding) associated with the repair works may impact on the capacity of the river channel to carry flood flows unless carried out as previously agreed with us. We note that the documents that have been provided on the council's planning website appear to relate to the repair work only and do not include the associated temporary works (e.g. scaffolding).

The Environment Agency have granted flood defence consent for the repair work and scaffolding and are currently in contact with the applicant's scaffolding contractor to ensure that the works will be carried out as agreed within the flood defence consent.

The Environment Agency wants to be consulted on the details of this scheme when it is submitted for approval to Canterbury City Council

5 The concrete bearing beams are to be masked with a facing of re-set masonry. Full details of the appearance of the re-set masonry on the concrete beams is to be submitted to the local planning authority.

REASON: The protection of the special architectural and historic character of the Grade I listed building.
A record of all the existing masonry involved in the scheme, is to be made by Canterbury Archaeological Trust in the form of a written report, scaled drawings and photos, and this record is to be submitted to the local planning authority prior to works commencing.

REASON: The protection of the special architectural and historic character of the Grade I listed building.

Details of the colour and finish of the ply and mesh are to be submitted for approval to the local planning authority.

REASON: The protection of the special architectural and historic character of the Grade I listed building.

Unless otherwise agreed in writing by the local planning authority the development or work shall only be carried out in accordance with drawings:

- Drawing No. E003 3005 Indicative proposed detail for Insulation and Covering in of Existing Ground Floor received on 10th June 2015.
- Drawing No. E003 3002 Indicative Proposed Strengthening of Existing Ground Floor Beams received on 27th March 2015
- Drawing No. 14115-01 Bridge Timbers Strengthening details by The Morton Partnership received on 27th March 2015
- Drawing No. E003 2000 Ground Floor Plan as Proposed received on 27th March 2015
- Drawing No. E003 2001 River Plan Proposed received on 27th March 2015
- Drawing No. E003 2010 Outline Scaffold Design - Plan of Scaffold over River Stour received on 27th March 2015
- Drawing No. E003 2200 Rear Elevation as Proposed received on 27th March 2015
- Drawing No. E003 2210 Outline Scaffold Design - Rear elevation as proposed received on 27th March 2015

REASON: To ensure the development or work is in accordance with the permission, consent or approval given.