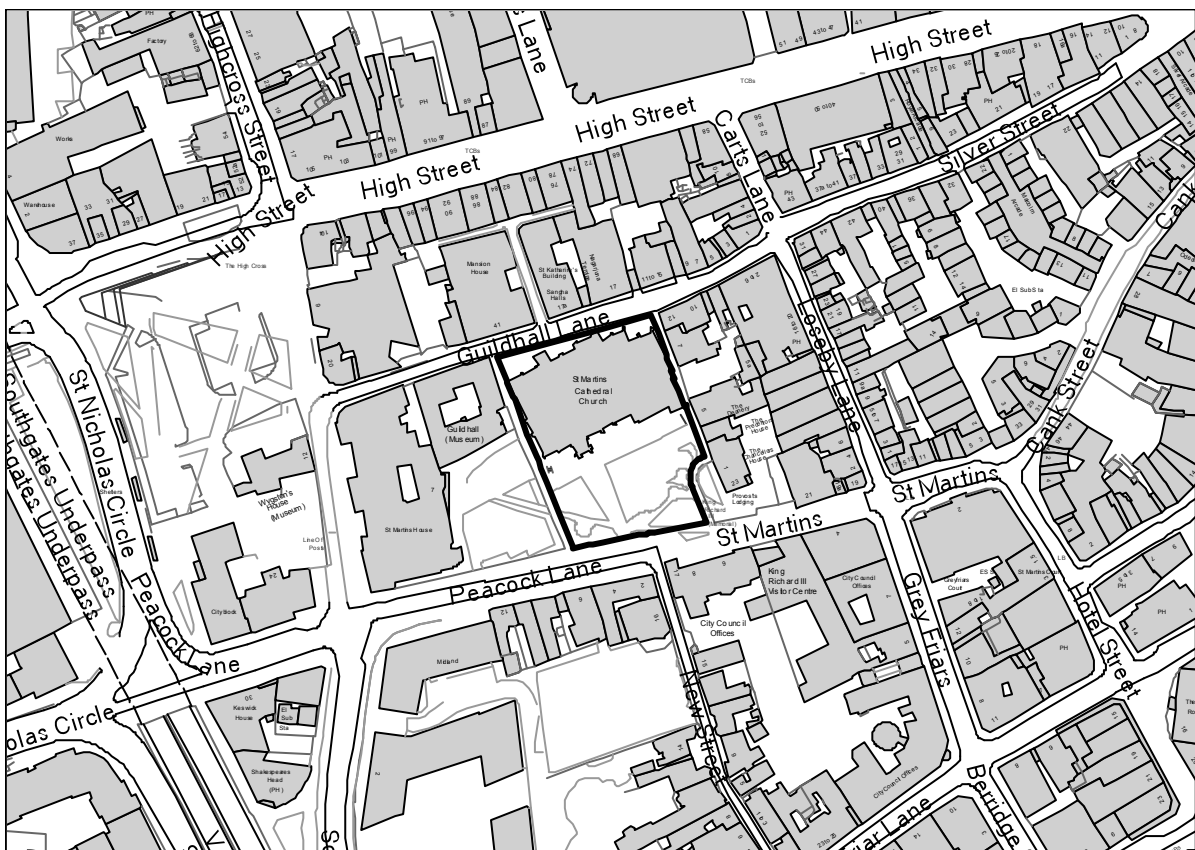


Recommendation: Conditional approval	
20182729	ST MARTIN'S, ST MARTIN'S CATHEDRAL CHURCH
Proposal:	DEMOLITION OF SINGLE STOREY EXTENSION; CONSTRUCTION OF TWO STOREY ABOVE GROUND AND TWO STOREY BELOW GROUND BUILDING FOR A LEARNING CENTRE, STORE AND VOLUNTEERS AREA (CLASS D1); ALTERATIONS (PLANS DATED 17/12/2018 & 4/2/2019)
Applicant:	LEICESTER CATHEDRAL
View application and responses	http://rcweb.leicester.gov.uk/planning/onlinequery/Details.aspx?AppNo=20182729
Expiry Date:	11 February 2019
WJJ	WARD: Castle



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Summary

- The application has been brought to the Planning Committee as it is a significant scheme for the city.

- There are no objections from members of the public. Historic England and the Conservation Advisory Panel have raised issues regarding the appearance of the proposed extension; however these are not formal objections.
- The main issues are the design of the extension, the impact on the character, appearance and setting of listed buildings and the conservation area and on the residential amenity of neighbouring dwellings.
- The application is recommended for approval.

The Site

The site consists of the Cathedral Church of St Martin and its grounds. This is a Grade II Star Listed Building. The grounds have been used for burials in the past. In recent years they have been reconfigured to form a garden. The history of the site and the existing church building is complex. Parts of the church is hundreds of years old and the use of the site may go back thousands of years. Both have seen significant changes over the years.

The site is within the City Centre and Strategic Regeneration Area. On the other side of Peacock Lane and St Martin's is an area within the Primarily Office Area.

The gardens to the south of the church and known as Cathedral Gardens are designated as Green Space.

The site is within an area of high archaeological potential and within the Greyfriars Conservation Area. There is a Plane tree covered by a Tree Preservation Order just outside the site and close to the western boundary on St Martin's West. There are some sizeable trees on the south side of the gardens next to the street corner of St Martin's and St Martin's East.

There are a number of other listed buildings nearby. These are summarised as follows:

- Grade I Listed - The Guildhall (Old Town Hall) (including the Constables House) on Guildhall Lane.
- Grade II Listed – 16 New Street, 6 & 8 St Martin's and 17 New Street, 3, 5, 7 St Martin's East, 12 Guildhall Lane, The St Nicholas Centre and attached gate piers and railings (Former Leicester Grammar School) at 7 Applegate.

With regards to flooding from fluvial sources, the site is within Flood Zone 1. This means it is at very low risk of flooding with an estimated less than 1 in 1000 year risk. With regards to flooding from pluvial sources the site is within a Critical Drainage Area (CDA). While at low risk of flooding from pluvial sources the rapid run-off of surface water flooding from this area could affect neighbouring Hotspots.

The site is within an Air Quality Management Area.

Background

The Old Song School, which this application proposes to demolish, is located on the south side of the church next to St Martin's East. It was built in the 1930's.

In recent years there have been a series of projects in and around the church.

Significant projects include the re-internment of King Richard III in the church, the opening of the King Richard III Visitor Centre, the remodelling of the gardens, the use of 6-8 St Martin's/17 New Street for the Community of the Tree of Life, a hotel at 2-4 Peacock Lane/16 New Street and the refurbishment of and extensions to St Martin's House.

Substantial increases in visitors to the area as a whole, and the Cathedral itself have generated a desire to substantially increase and improve the capacity of the building to optimise its use.

The Proposal

The applicant has worked with the Council on a number of iterations of the design. The proposal involves the following:

- Demolition of the single storey extension, built 1938-9, known as the Old Song School on the south side of the church next to St Martin's East.
- Building a two storey above ground and a two storey below ground building, the Heritage Learning Centre, on the site of the Old Song School. This will provide a learning centre, store and volunteers area (Class D1) to complement the Cathedral.
- A series of alterations to the Cathedral are proposed. These consist of the removal of the outer doors of the Vaughan Porch (glass doors will be fitted where the Vaughan Porch meets the Great South Aisle and the existing gates to the outer doors retained), installing gates to the boiler room, the North Transept turret stair and the North Porch, installing a new ramp and steps to the North Porch, installing fixed roof access routes, signage totems.
- Solar panels were proposed for the roof of the church. These have been removed from the application at the request of the Council and Historic England.

The proposed Heritage Learning Centre will serve a number of needs. These are fully detailed in the application documentation and include:

- Accommodating an increase in the numbers of visitors since the internment of King Richard III and those who serve them.
- Providing rooms so that separate functions, such as worship and education, can take place at the same time without one disrupting the other.
- Providing storage for equipment when not required.
- To convey the significance of how the growth in the prosperity of Leicester was reflected in the works to the Cathedral.

The Church of England is one of six churches which have the Ecclesiastical Exemption from the need for Listed Building Consent. Matters that would otherwise be addressed by the Council through applications for Listed Building Consent fall within the jurisdiction of the Cathedral Fabric Commission for England (CFCE). As such no application for Listed Building Consent has been made for this scheme and the only matters that are the subject of the application are those requiring Planning Permission.

Policy Considerations

National Planning Policy Framework (NPPF) 2018

Paragraph 2 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

Paragraph 11 contains a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 12 indicates the ‘*presumption in favour of sustainable development does not change the statutory status of the development plan for decision making.*’ It goes on to state that ‘*where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.*’

Of particular relevance to this scheme are the following paragraphs.

Paragraph 92, parts a) b) and c), state - *To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;

Paragraph 124 states - *The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving*

this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 127 states - *Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Paragraph 128 states - *Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*

Paragraph 130 states - *Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*

Paragraph 190 states - *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or*

minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 192 states - *In determining applications, local planning authorities should take account of:*

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

Paragraph 193 states - *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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Paragraph 196 states - *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Paragraph 200 states - *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

Paragraph 201 states - *Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

Other planning and material considerations

Development plan policies relevant to this application are listed at the end of this report.

Supplementary Planning Document for Residential Amenity
Greyfriars Conservation Area Character Appraisal (2015)
Greyfriars Conservation Area Management Plan (2015)
Greyfriars Townscape Heritage Initiative

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 outlines the statutory duty of local planning authorities to have special regard to the desirability of preserving the setting of listed buildings.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 outlines the statutory duty of local planning authorities to have special regard to the desirability of preserving or enhancing the character and appearance of conservation areas.

Consultations

Lead Local Flood Authority

The scheme will not increase the amount of impermeable surfaces. Surface water runoff will be to the public sewer on St Martin's East. While this does not meet the policy aspiration to reduce the rate of surface water runoff given the heritage constraints a Sustainable Drainage System (SuDS) is not appropriate here.

Environment Agency

Harm to the water environment is relatively unlikely to take place as a result of this scheme. However work a condition should be attached to ensure any unexpected circumstances that arise are addressed in an acceptable manner.

Severn Trent Water

No response.

Environmental Services, Land Contamination

No objection

Local Highway Authority

The works to improve the access for all users to the North Porch from Guildhall Lane is acceptable. Corduroy tactile paving slabs will be located within the public highway. These are likely to be acceptable. Other parts of the scheme raise no concerns.

Archaeologist

The scheme is within an area of high archaeological potential. An archaeological scheme of work can be secured by condition.

Historic England (HE)

HE raise a number of issues however they do not object and consider the application should be determined by the Council who should consider whether the public interests of the proposal otherwise outweigh any harm in line with paragraph 196 of the NPPF.

HE recognise the evolution of the scheme which reflects some of their advice but consider the scheme will harm the significance of the Cathedral and does not make a positive contribution to the local character and distinctiveness of this area of Leicester.

While they welcome many parts of the scheme, including the position and form of the extension, they have a number of concerns. In particular:

- They are concerned by the use of green/blue terracotta for the fins of the new Heritage Learning Centre. They consider this an alien material in this area of Leicester. The colours, blue and green, are not in the palette of materials in the immediate surrounding area. In addition they had concerns about the solar panels which have since been removed from the application.
- While they believe the design has some merits they consider the scheme has missed an exciting and rare opportunity to make 'a positive contribution to local character and distinctiveness' in this very public square and thoroughfare in Leicester city centre, as recommended in paragraph 192c of the NPPF.

Representations

The Conservation Advisory Panel (CAP) made the following comments.

The design was considered to be clearly read as modern and in visual contrast to the main building, with the majority of the panel supporting the general approach. The Panel supported the use of the light weight link to the Cathedral and made no comments on the wider landscaping elements.

However, the Panel expressed concern with the disconnection of the distinct elements of what they considered to be a relatively compact extension. These were considered to not be as cohesive as they could have been. A more ambitious design for the service wing was suggested. This was considered to be a missed opportunity that lacked the ambition of the detailing on the principle section. Some members commented on the roof element of the principle new structure, considering it to be too crude. There were a range of views on the materials with some concern expressed about the metal fins and the backdrop of stone/fenestration. More detail on this was requested to give confidence in the approach.

The Panel also commented on the variability of the visuals provided, and requested that they should be more unified, presenting more consistent detailing.

Consideration

Principle of use

The proposed Heritage Learning Centre will provide a new learning centre, store and volunteers area to complement the Cathedral. In principle these uses are acceptable in this location.

Demolition of existing

The existing Old Song School is of modest historic and architectural interest, being a competently designed 1930s extension that does add to the historic development of the wider Cathedral, but one that is at the lower end of the significance spectrum. In heritage and architectural quality terms the principle of demolishing the Old Song

School and replacing it with a new Heritage Learning Centre is acceptable; particularly in terms of the objectives of paragraph 196 of the NPPF to secure optimum viable use of the Cathedral. HE do not object to the demolition.

New building, the Heritage Learning Centre

The Heritage Learning Centre and other works are likely to improve the appreciation of the existing church building by improving access to the main church spaces, providing a dedicated learning space for the understanding of the church and related matters, allowing items not in use to be stored outside of the main church spaces, reducing conflict between the different users of the church by providing space for people to stay while activities they are not involved in take place in the main church spaces. The public benefits associated with the facilities provided are considered to be substantial, both in terms of paragraph 192, parts a) b) and c), and paragraph 196 of the NPPF. It is considered that any associated harm is less than substantial and that the proposals will secure an optimum and viable use of the Cathedral.

The two storey basement does not present notable implications for the above-ground historic environment save that the quantum of development contained within it reduces the pressure of the need for a larger scale of development above ground level.

The proposed extension follows a number of key principles of current building conservation thinking. The extension clearly reads as subservient to the Cathedral, has a light weight link to mark the transition to the church and has an architectural language that is contemporary, whilst making reference to the historic character and materiality. The scale of the extension reduces as the extension gets closer to the adjacent listed buildings along St Martin's East and the volumes are logically presented to match their function with the larger element housing the entrance.

The massing has been pulled away from the most attractive windows on the adjacent part of the Cathedral, whilst a historic buttress will be revealed; both features allow some new views of historic features that are currently compromised by the Old Song Room.

Although subservient in scale to the main body of the Cathedral, the primary volume of the Heritage Learning Centre is relatively large. The applicant has attempted to break up the form of the main volume through glazing, terracotta fins and differential finishes within the stonework. These work cohesively. A sample panel and full details of the materials will clarify how the materials will work. These can be secured by condition. Other aspects, such as the roofing are intricately detailed and are acceptable. The applicant has removed the solar panels from the scheme.

I note the CAP's point regarding the disconnection of the distinct elements of the proposed Heritage Learning Centre. I consider there may be a variety of opinion on this matter. However I do not consider this concern is significant enough to warrant refusing the application when the wider benefits of the scheme are taken into account.

The interchange with Cathedral Gardens in terms of hard landscaping is acceptable and the scale of the Heritage Learning Centre is sufficiently restrained in terms of building footprint to represent no significant encroachment on the existing open

landscaped gardens. The impact of the scheme on the setting of nearby listed buildings and on the conservation area is acceptable.

The other proposed changes to the church (removal of doors, installing gates, a ramp and steps, fixed roof access routes) are acceptable. I recommend details of the totem signs be secured by condition.

The proposed building works are not close to the trees in and around the site. It is unlikely they will be harmed.

I consider the documentation supplied with the application is sufficient to confidently determine the application subject to conditions addressing design detailed as described in the paragraphs above.

On balance I consider the replacement of the Old Song School with the Heritage Learning Centre will contribute positively to the setting of the Cathedral in an innovative way, significantly improve the functioning and the appreciation of the Cathedral, neighbouring listed buildings and the character and appearance of the Greyfriars Conservation Area.

Residential amenity of neighbouring properties

Adjacent to St Martin's East and close to the proposed Heritage Learning Centre are some dwellings. These consist of: The Chancellor's House, the Precentor's House and the Deanery at 23 St Martin's, 5a St Martin's East and Flats 1-4 at 7 St Martin's East. No representations have been received from these properties.

With two storeys above ground the Heritage Learning Centre will be higher than the existing single storey Old Song School and will have a bigger impact than the Old Song School in terms of shadow, outlook and privacy. Shadow diagrams that show the impact of the existing Old Song School and the Heritage Learning Centre have been provided.

The dwelling at 5a St Martin's East will be about 21m east of the proposed Heritage Learning Centre. Between them are its garden and St Martin's East. The shadow diagrams indicate that during the afternoon the proposed Heritage Learning Centre will cast a longer shadow across the garden than the existing Old Song School. However in midsummer at 15:30 hours most of the garden will remain in sun. The first floor windows to the office and stairs of the Heritage Learning Centre will overlook the garden of 5a St Martin's East. Given that garden is already overlooked by the windows of 7 St Martin's East and the Deanery I consider this will not have a large impact. The first floor windows will provide an increase in surveillance for St Martin's East which may reduce crime and the fear of crime. The SPD for Residential Amenity indicates that 21m is usually an acceptable separation distance for two storey dwellings with windows facing each other. At this distance of 21m I consider the light, outlook and privacy enjoyed by the residents of 5a St Martin's East will not be significantly harmed.

The impact on the Chancellor's House is likely to be minimal as it is to the south and east and is around 20m away at its closest. The impact on the Precentor's House and the Deanery will be greater as they are closer. However they will gain a view over a

building with a better appearance than the current Old Song School and whose windows will provide an increase in surveillance for St Martin's East. On balance I consider the impact is acceptable.

While the Old Song School will be demolished and replaced, the existing flat roofed sacristy/vestry will remain. A wall will be built on the roof so that the east facing wall abutting St Martin's East will be higher. The purpose of this is to reduce the likelihood of trespass on the roof of the sacristy/vestry. Due to the location of windows at 7 St Martin's East I consider the impact on them will be minimal. It is unlikely to affect other dwellings.

Highways and Parking

The scheme is unlikely to result in significant changes in vehicular traffic. The details of the proposed scheme are acceptable.

The bin store will be accessed from a door to St Martin's East.

Water environment

I recommend a condition be attached to ensure that any unexpected and potentially harmful circumstances that arise in terms of the historical use of the site are addressed.

The scheme will not increase the amount of impermeable surfaces. Surface water runoff will be to the public sewer on St Martin's East. While this does not meet the policy aspiration to reduce the rate of surface water runoff, given the heritage constraints, a SuDS is not appropriate here.

Nature conservation

A Protected Species Survey has been carried out and none were found. I recommend that further surveys be carried out and secured by condition should works not commence within two years of permission being granted.

The Protected Species Survey details good working practices and I recommend these be secured by condition.

Archaeology

The Cathedral is located within the historic core of the Roman and Medieval town in an area with significant internationally and nationally known archaeological remains. These include the Cathedral building, the tomb and grave of the reinterred body of Richard III, the associated medieval and later graveyard, and beneath the north transept the remains of a Roman building, possibly with either a portico or colonnaded frontage. Evidence of Roman and Medieval buildings has been found in the immediate Cathedral environs. Following earlier archaeological investigations within the Cathedral and current Old Song School, human remains, burials, structural remains and Roman archaeological deposits can be anticipated.

As such the scheme is within an area of high archaeological potential. An archaeological scheme of work can be secured by condition.

HE consider the archaeological approach to be acceptable.

Conclusion

The proposed scheme is likely to significantly improve the functioning of and facilities provided by the Cathedral with substantial community benefits.

The Heritage Learning Centre will replace the Old Song School. The Old Song School does not meet the expanding needs of the church and I consider it does not make a significant positive contribution to the setting of the Grade II Star Listed Cathedral Church of St Martin, other listed buildings nearby and the Greyfriars Conservation Area.

The proposed Heritage Learning Centre will complement the church and surrounding buildings with a building that is architecturally distinct and visually interesting. While visually interesting in itself the Heritage Learning Centre will be subservient to the scale of the church and stylistically distinct. It therefore will not detract from the landmark nature of the church.

The other alterations are minor in nature and will improve the appearance and the functioning of the church.

I recommend that this application is APPROVED subject to conditions.

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. 1. No demolition shall take place in relation to the Old Song School or new development in relation to the Heritage Learning Centre until the applicant has secured the implementation of an appropriate programme of archaeological work to be undertaken by a competent and experienced organisation in accordance with a Written Scheme of Investigation (WSI), which has first been submitted to and approved in writing by the City Council as local planning authority. The scheme must include an assessment of significance, research questions, and:
 - (1) a programme and methodology for site investigation, excavation and recording of archaeological deposits to an agreed depth below final formation levels, or to undisturbed natural geology;
 - (2) a method statement for the excavation, recording and analysis of human remains;
 - (2) the programme for post-investigation assessment;
 - (3) provision for the analysis of the site investigation and recording;
 - (4) provision for the publication and dissemination of the analyses and records of the site investigation;
 - (5) provision for archive deposition of the analysis and records of the site investigation.
2. No demolition or development shall take place other than in accordance with the Written Scheme of Investigation (WSI) approved under (1) above. No

variation of the WSI shall take place without the prior written consent of the local planning authority.

3. The applicant shall notify the local planning authority of the intention to begin works at least seven days before commencement. The archaeological work and post-investigation assessment will be completed in accordance with the programme set out in the Written Scheme of Investigation (WSI) approved under (1) above.

4. In accordance with the Written Scheme of Investigation (WSI) approved under (1) above, the applicant will ensure that provision for the analysis, publication and dissemination of results and archive deposition has been secured, unless first otherwise submitted to and approved in writing by the City Council as local planning authority.

(To help to determine the extent of the loss of heritage assets of archaeological interest that will result from this development; and in accordance with Core Strategy policy CS18 and Section 16 of the NPPF. To ensure that the details are approved in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)

3. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a remediation strategy to the City Council as local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the City Council as local planning authority. The remediation strategy shall be implemented as approved. (To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with paragraph 170 of the NPPF, policy CS02 of the Core Strategy and policy PS10 of the City of Leicester Local Plan.)
4. Should the development for any phase of the development not commence within 24 months of the date of the last protected species survey (May 2018), then a further protected species survey shall be carried out of all buildings, trees and other features by a suitably qualified ecologist. The survey results shall be submitted to and approved in writing by the City Council as local planning authority and any identified mitigation measures carried out before the development of that phase is begun. Thereafter the survey should be repeated annually until the development begins. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRow Act 2000), the Habitat and Species Regulations 2010 and CS17 of the Core Strategy. To ensure that the details are agreed in time to be incorporated into the development, this is a PRE-COMMENCEMENT condition.)
5. The working practices as detailed in paragraphs 5.3.2, 5.3.3 and Appendix 2 of the Protected Species Report (May 2018) shall be followed at all times during the work and no starts to work to the south of the cathedral outside the existing cathedral envelope shall be made between January the 1st and March the 31st in any year. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRow Act 2000), the Habitat and Species Regulations 2010 and CS17 of the Core Strategy.)

6. No above ground construction of any phase of the development shall take place until the final specification of materials to be used for all external surfaces of that phase has been submitted to and approved in writing by the City Council as local planning authority. The development shall only be built in accordance with the approved materials. (To maintain the character and appearance of the Grade II Star Listed Church of St Martin's, the Greyfriars Conservation Area and the setting of neighbouring listed buildings in accordance with policies CS03 & CS18.)
7. No above ground construction for the Heritage Learning Centre shall commence until a sample panel has been built in accordance with details first submitted to and approved in writing by the City Council as local planning authority. No above ground construction for the Heritage Learning Centre shall commence until the sample panel has been made available for inspection by the City Council as local planning authority and approved in writing by the City Council as local planning authority. Construction shall be carried out in accordance with the approved details. (To maintain the character and appearance of the Grade II Star Listed Church of St Martin's, the Greyfriars Conservation Area and the setting of neighbouring listed buildings in accordance with policies CS03 & CS18.)
8. No above ground construction for any phase of the development shall commence until detailed plans to a scale of 1:20, including sectional profiles of windows, curtain walling, doors, junctions between the different materials, of that phase have been submitted to and approved in writing by the City Council as local planning authority and the development shall only be implemented in accordance with the approved details. (To maintain the character and appearance of the Grade II Star Listed Church of St Martin's, the Greyfriars Conservation Area and the setting of neighbouring listed buildings in accordance with policies CS03 & CS18.)
9. No above ground construction related to the totem signs shall commence until details of the totem signs have been submitted to and approved in writing by the City Council as local planning authority. Construction shall be carried out in accordance with the details approved. (To maintain the character and appearance of the Grade II Star Listed Church of St Martin's, the Greyfriars Conservation Area and the setting of neighbouring listed buildings in accordance with policies CS03 & CS18.)
10. No above ground construction related to the fixed roof access routes shall commence until details of the fixed roof access routes have been submitted to and approved in writing by the City Council as local planning authority. Construction shall be carried out in accordance with the details approved. (To maintain the character and appearance of the Grade II Star Listed Church of St Martin's, the Greyfriars Conservation Area and the setting of neighbouring listed buildings in accordance with policies CS03 & CS18.)
11. This consent shall relate solely to the submitted and amended plans ref. no. 542-A-080 Rev B, 301 Rev C, 321 Rev C, 542-SL-000 Rev A, 002 Rev D, 080

Rev C, 081 Rev C, 090 Rev C, 091 Rev C, 100 Rev C, 101 Rev D, 110 Rev C, 111 Rev C, 120 Rev D, 121 Rev D, 200 Rev C, 220 Rev C, 250 Rev C, 280 Rev C, 300 Rev C, 310 Rev C, 311 Rev C, 320 Rev D, 321 Rev E, 330 Rev D & 331 Rev C received by the City Council as local planning authority on the 17th of December 2018 and 4th of February 2019, unless otherwise submitted to and approved in writing by the City Council as local planning authority. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. The Highway Authority's permission is required under the Highways Act 1980 and the New Roads and Street Works Act 1991 for all works on or in the highway.
For new road construction or alterations to existing highway the developer must enter into an Agreement with the Highway Authority. For more information please contact highwaysdc@leicester.gov.uk
2. With regards to condition 9 it is likely that advertisement consent will also be required for the totem signs.

Policies relating to this recommendation

- 2006_AM01 Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations.
- 2006_AM02 Planning permission will only be granted where the needs of cyclists have been incorporated into the design and new or improved cycling routes should link directly and safely to key destinations.
- 2006_AM11 Proposals for parking provision for non-residential development should not exceed the maximum standards specified in Appendix 01.
- 2006_PS10 Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
- 2006_PS11 Control over proposals which have the potential to pollute, and over proposals which are sensitive to pollution near existing polluting uses; support for alternative fuels etc.
- 2006_UD06 New development should not impinge upon landscape features that have amenity value whether they are within or outside the site unless it can meet criteria.
- 2014_CS02 Development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The policy sets out principles which provide the climate change policy context for the City.
- 2014_CS03 The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.
- 2014_CS12 In recognition of the City Centre's role in the City's economy and wider regeneration, the policy sets out strategies and measures to promote its growth as a sub-regional shopping, leisure, historic and cultural destination, and the most accessible and sustainable location for main town centre uses.

- 2014_CS13 The Council will seek to maintain and enhance the quality of the green network so that residents and visitors have easy access to good quality green space, sport and recreation provision that meets the needs of local people.
- 2014_CS14 The Council will seek to ensure that new development is easily accessible to all future users including by alternative means of travel to the car; and will aim to develop and maintain a Transport Network that will maximise accessibility, manage congestion and air quality, and accommodate the impacts of new development.
- 2014_CS16 The Council aims to develop culture and leisure facilities and opportunities which provide quality and choice and which increase participation among all our diverse communities. New developments should create an environment for culture and creativity to flourish.
- 2014_CS17 The policy sets out measures to require new development to maintain, enhance and strengthen connections for wildlife, both within and beyond the identified biodiversity network.
- 2014_CS18 The Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.