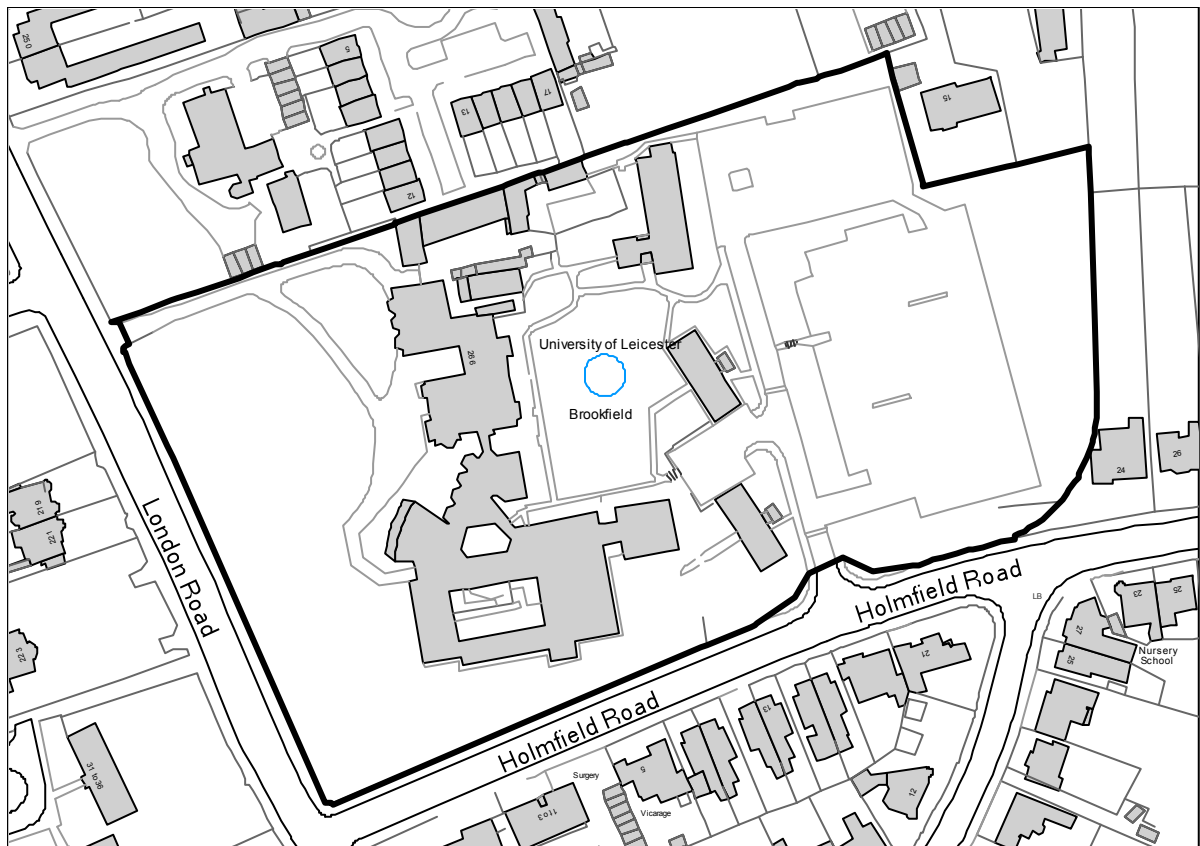


Recommendation: Conditional approval	
20171883	UNIVERSITY OF LEICESTER, BROOKFIELD, 266 LONDON ROAD
Proposal:	DEMOLITION OF PARTS OF BUILDINGS; CONSTRUCTION OF SINGLE STOREY AND THREE STOREY EXTENSIONS TO SIDE; PEDESTRIAN ACCESS; ASSOCIATED LANDSCAPING; REMOVAL OF TWELVE TREES (CLASS D1) (AMENDED 29.11.17)
Applicant:	THE UNIVERSITY OF LEICESTER
View application and responses	http://rcweb.leicester.gov.uk/planning/onlinequery/Details.aspx?AppNo=20171883
Expiry Date:	7 December 2017
TEI	WARD: Stoneygate



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Summary

- The application has been referred to committee by Cllr Lucy Chaplin because of the wider significance of the development.
- Four representations have also been received concerning the aesthetic quality of the boundary along Holmfield Road, the quality of the proposed facilities

and the impacts of the proposal on highways and the implications of the flow of students between campuses.

- The main issues are the impact on the character and appearance of the Stoneygate Conservation area, the ecological implications of the proposal and the impact of the proposal on highways.
- The recommendation is for approval.

Introduction

The application relates to a site with a longstanding educational use. The site is in the Stoneygate Conservation Area facing London Road to the west with the primary vehicular access including to the car park off Holmfield Road directly to the south. The site is in a critical drainage area. Towards the centre of the site is Brookfield House.

Background

The site was formally the Charles Frears Nursing and Midwifery Campus. The University of Leicester acquired the site in 2013 for use as its Postgraduate Teaching Centre. This use is focused on the single storey extension to the south and the three later twentieth century buildings to the rear of the site.

The educational use of the site from the mid twentieth century onwards has resulted in extensive development, including the erection of residential buildings to provide nursing staff accommodation, alterations to the former stable block and the erection of classrooms and other educational accommodation.

The Proposal

The proposal as amended is for the demolition of the northern wing (dating from the mid twentieth century and extended in the second half of the twentieth century) of the main building, the demolition of the boiler house (also dating from the second half of the twentieth century) to the southern side of the courtyard, the construction of a three storey extension and a single storey extension to the north of Brookfield House, alterations to the stable block, a new pedestrian access, associated landscaping primarily along the western boundary and new fencing along the western boundary.

The works are to support the use of the campus as the University of Leicester's Business School. Paragraph 5.94 of the Planning Statement submitted with the application describes how it is anticipated that up to 750 students and 210 staff will use the site at any one time.

Proposed extensions:

The three storey extension will occupy much of the footprint of the demolished northern wing and boiler house. However, it will be set further back than the existing northern wing. It will have a footprint of 21 metres in depth by 13 metres in width and will be a three gabled building at 12 metres in height with the gables facing towards London Road. The first and second floors will project front of the ground floor. The

front and rear elevations will be brickwork with approximately two thirds glazing on the ground floor and mesh and two double storey recessed windows on the first and second floors. The side (north) elevation will be copper clad with some full height glazing and an entrance lobby on the ground floor and six side facing windows on the first and second floors. This extension will contain two seminar rooms and shared space on the ground floor and offices and shared space on the first and second floors. There will also be an access link between this extension and Brookfield House.

The single storey extension will be to the rear of the three storey extension and will consist of an oval shaped lecture theatre 5 metres in height and with its axes at 20 metres and 13 metres. It will have five windows and a door facing towards the rear garden, a terrace accessed via the first floor of the three storey extension and will be finished in part patterned and part plain brickwork.

Courtyard area:

The alterations to the stable block include two replacement doors to the south elevation facing the courtyard, the replacement of the windows facing the courtyard with slatted timber screens and the insertion of two ventilation louvres above the two most central windows.

The courtyard area will be primarily laid in resin bound surfacing with peripheral areas and one larger area of the existing tumbled granite setts to be restored. Two planters and three hardwood benches will be laid in this area. Steps and a ramp will lead from the lobby of the proposed three storey extension to the courtyard area.

Landscaping:

The proposal includes an extensive landscaping plan covering the land to the front of the main buildings, to the rear of the main buildings, in the courtyard area between the proposed three storey and single storey extensions and the renovated stable block, and the internal courtyard within the southern wing of the site. 12 trees will be removed and 13 new trees replanted across the site. The vehicular route into the site from London Road will be re-laid in resin bound surfacing and a new pedestrian route will be laid leading from Brookfield House to a new access from London Road adjacent to the controlled crossing. Smaller ancillary paths will be laid in concrete sett paving including diagonally north east to south west to and around the main pond at the rear. The area around this pond and the area in front of Brookfield House and the three storey extension will be laid in York stone.

There will be a number of areas of herbaceous and ornamental planting in particular at the rear of the main buildings and some areas of native bulb planting. There will also be a new pond at the far east of the site to compensate for the smaller pond lost under the footprint of the lecture theatre.

A more detailed landscaping plan for the London Road boundary has been received to show four points for enhanced views of Brookfield House once the existing close board fencing has been removed.

Parking and cycle and bin storage:

There are two areas of proposed bin storage and cycle storage for 192 cycles to the rear of the site. This will require the loss of 13 parking spaces. The only other alterations to existing parking arrangements will be the conversion of the western most spaces to disabled parking spaces and the provision of a crossing point with hazard paving between the car park and the main part of the campus.

Policy Considerations

Chapter 7 of the National Planning Policy Framework focuses on requiring high quality design for all development including individual buildings and public spaces. It describes how developments should function well and add to the overall quality of the area, respond to local character and history and be visually attractive as a result of good architecture and appropriate landscaping. Paragraph 61 cautions that high quality and inclusive design also entails suitable connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 32 of the National Planning Policy Framework describes how planning decisions should take account of whether sustainable transport modes have been taken up and safe and suitable access can be achieved. It adds that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Paragraph 35 states that development should be designed to accommodate the efficient delivery of goods and supplies and give priority to and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

Paragraph 9 of the National Planning Policy Framework describes how pursuing sustainable development includes moving from a net loss of bio-diversity to achieving net gains for the future and improving the conditions in which people live and travel. Paragraph 109 states that the planning system should contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

Paragraph 95 states that to support the move to a low carbon future local planning authorities should actively support energy efficiency improvements to existing buildings. Paragraph 103 states that development should only be considered where it is appropriate to the flooding risk of an area and where it can be demonstrated that development is appropriately flood resilient and resistant.

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

Stoneygate Conservation Area Character Appraisal

Consultations

Historic England: - the buildings to be demolished are of a lesser quality than the principal buildings on site. Historic England are not opposed in principle to the removal of these buildings. However, there is some concern that the proposed architectural design does not respond successfully to its immediate context. In

particular there is concern that the massing of the first and second floors into a single, large mass creates an elevation that appears bulky, top heavy and at odds with the general scale of the neighbouring buildings, particularly on the eastern elevation.

Conservation Advisory Panel (CAP): - supportive of the proposal. The panel considered that the new proposed extensions were successful solutions but suggested that the restoration of the chimneys on the main house would significantly restore lost historic character and improve the relationship between the old and new buildings. They considered that it is important to secure appropriate brick and roof cladding material.

Severn Trent: - No comments

Lead Local Flooding Authority (LLFA): - there is no requirement for a Flood Risk Assessment. However, the site is in a critical drainage area and a condition recommended requiring details of a sustainable urban drainage system to be implemented. The submitted drainage strategy does not show where connections to the Severn Trent Water public sewer will be and further details will be required. This can be reserved by condition.

Trees Advice (LCC): - the Tree Protection Plan is generally satisfactory with the tree loss acceptable and with appropriate measures taken to protect the retained trees. The development is sympathetic to the trees and uses the wooded environment to enhance the development. The new footpath will go through the root protection area of trees with high amenity value and will need to be constructed with a porous surface and load bearing, no-dig construction. Conditions recommended to require that the works be carried out in a way that ensures their protection and that details are secured for the trees to replace the twelve trees to be removed.

Local Highway Authority (LCC): - the proposal will result in a reduction by 13 spaces of the existing 246 to 233 spaces though it is noted that this is due to a staff swap between campuses and to discourage commuting. The site is in a sustainable location close to public and university specific bus services and 2kilometres from Leicester station and the city centre. London Road is also a well-established and well used cycle route. The new pedestrian footpath adjacent to the controlled crossing 40 metres north of Holmfield Road will encourage students to cross more safely. Conditions recommended requiring details of the meeting point of the proposed pedestrian footpath with London Road, securing 192 cycle spaces and supporting shower facilities on site and that no part of the development be occupied until the University's Phase 2 Travel Plan has been submitted to and agreed by the City Council.

Better Buildings (LCC): - the submission describes how the building will be a sustainable building achieving a BREEAM "excellent" standard and EPC "A" rating, as well as a number of other environmental sustainability objectives including water conservation features, flexibility of design for future adaptability and a target of 20% energy use from renewable energy sources. No objection subject to a condition that a BREEAM "excellent" building will be achieved.

Environmental Health (land contamination) (LCC): - no objections.

Environmental Health (noise) (LCC): - no comments.

Representations

As well as referring the application to committee Cllr Chaplin also raises concerns that the proposal would be detrimental to the amenity of the local area in terms of transport, parking and additional traffic.

Three other representations have been received, one from a local resident and two from the Leicester University and Colleges Union (UCU). The representation from the local resident opposes any alterations to the boundary along Holmfield Road that separates the residential area from the campus. It also adds that though the car park barrier is in a sensible location the illumination of the barrier is unnecessary and at odds with the residential aesthetic of Holmfield Road.

The representations from the UCU primarily focus on a perceived inadequacy of the teaching facilities that will have a detrimental impact on the delivery of the courses, the student learning experience and academic working conditions. They question the anticipated number of students on site estimating that there would be between 1,500 and 2,500 students and up to 386 staff and research students using the site at any one time.

The UCU also raise concerns over the traffic of students between the main campus, Brookfield and the Freeman's Common campus. Concerns in this respect include potential disturbance to neighbouring residents, limited parking on site for the estimated number of students and competition with residents for on street parking, and concerns for the safety of students crossing Victoria Park particularly in the darker winter months.

The UCU also question the lack of an Equality Impact Assessment and express frustration that students have not been fully consulted on the plans.

Material from the 'Not Brookfield' campaign has also been attached to one of the representations from UCU raising the same concerns as above.

Consideration

Principle:

Core Strategy Policy CS01 supports development by the University of Leicester where they are in the interests of education, skills, enterprise or economic growth. The proposal is in the interest of education and skills development and the principle of the development is in line with the objectives of the Core Strategy.

Design and heritage (policy):

Core Strategy Policy CS03 describes how good quality design is central to the creation of attractive, successful and sustainable places and how the council expects

high quality well-designed developments that respond positively to its surroundings, appropriate to the local historic and natural setting. It gives a number of design objectives including appropriate scale, massing and materials, legibility by using landmarks and views within, into and out of new development and the creation of buildings and spaces that are fit for purpose. In terms of connectivity and access the policy supports layouts that prioritise safe, well-connected pedestrian and cycle routes and in terms of the public realm and open space it asks for full consideration to be given to the relationship between buildings and associated land landscaping.

Saved policy UD06 adds that planting proposals should form part of an integrated design approach which includes overall layout, access routes, fencing, and hard landscaping and that the maintenance of existing and new landscaping will be required for the first ten years.

The Stoneygate Character Appraisal notes how the suburb contains a large number of Victorian and Edwardian houses in the Vernacular Revival style including those by some of the city's best known architects such as Goddard. Brookfield House is such a property. In describing the key characteristic features of the conservation area it notes the visual interest at skyline level including its gables, turrets, dormers and chimney stacks. It also notes its large areas of private open space with the application site noted in particular and its large number of trees with its cedars such as those on site described as spectacular. It adds that London Road remains particularly green and one of the most attractive routes in to the city providing many of the best views of Stoneygate's main landmarks and buildings.

Design and heritage (demolition):

The larger building to be demolished, though showing some architectural ambition, sits uncomfortably against the main house and harms its setting through its design and forward location. Aside from its chimney the other building to be demolished is anonymous within the plot. I do not consider that either of these two buildings are of any real historic or architectural significance and their loss is acceptable. However, the proposal intends to build a brick chimney in a position close to that of the existing chimney. The intention is that the chimney would serve as an extract for the modern air handling system. It would draw inspiration from some of the older chimneys on site and would re-use a number of bricks from the existing chimney. I consider that this approach would need to be well executed in order to be effective and given that no details have been provided on the final design this would need to be secured by condition.

Given the level differences across the site between the main house and the stable block I do not consider it would be possible to retain the single storey row of outbuildings adjacent to the boiler house without either substantially compromising their integrity or compromising the design of the new structure. As such, in this instance I consider the loss of these buildings can be justified aside the wider benefits of the scheme.

Design and heritage (proposed extensions):

The proposed three storey extension would be set broadly on the same line as the front elevation of Brookfield House, further back than the building to be demolished.

As such it would be less imposing of and better reveal views of that elevation from the north-west corner of the site (the principal entrance from London Road). The scale of the proposed three storey building, though substantial, remains subservient to Brookfield House ensuring that this building remains the primary visual focus and landmark of the site. The large amounts of glazing at the front elevation will result in a lighter appearance thereby furthering this sense of subservience. The massing of the first and second floors has been designed so that it appears stepped giving the building itself a clear sense of articulation. The use of the three gables makes reference to the prominent gables of Brookfield House providing a contemporary nod to this distinctive feature of the main building. It also continues the visual interest at skyline level which is characteristic of the Stoneygate Conservation Area. The single storey lecture theatre will provide a contrasting geometry to the building at the rear and as such provide a clear distinction between it and the proposed three storey extension. I consider that this approach together with the use of patterned brick along much of its exterior wall will add visual interest to the rear part of the site whilst also sitting subservient to the main Brookfield House building.

Design and heritage (courtyard area):

The restoration of the stables buildings at the north side of the courtyard will also help to visually lift this space whilst ensuring that the stable block is fit for its intended purpose. Nevertheless, in order to ensure that the alterations to the front elevation of this building are in keeping with the building I consider it appropriate to attach a condition requiring details of the new windows and doors to be submitted and agreed. The northern elevation of the three storey extension provides a bold contrast to the stable block with the juxtaposition resulting in a clear contrast between old and new. The plans and discussions with the architects suggest that the copper finish will provide enough texture so as to avoid this elevation appearing as a blank wall. However, in order to ensure that this is the case I consider it appropriate to attach a condition requiring details of this finish to be first submitted and agreed. For the same reason I consider it appropriate to attach conditions requiring the same for all external elevations and surfaces.

Design and heritage (landscaping):

The proposal would result in an enhancement of the landscaping across the wider site and would retain the mature specimen trees and the existing circular pond. I consider that the comprehensive approach to the landscaping will help to provide a sense of spatial unity across the campus and will also retain the large open space and well-treed characteristic of the conservation area. The removal of the fencing along the public highway would help to open up views from London Road of one of Stoneygate's main landmarks. The landscaping to the courtyard would represent a bold and modern approach that will allow for a fresh interpretation and opportunities for better use of this space, whilst the retention of the peripheral areas of the existing, albeit restored, tumbled granite setts will retain a reference to what the previous surfacing had been. The submission notes that the gate piers at the western end of

this courtyard will be restored and I consider it appropriate to attach a condition requiring details of these works to be submitted and agreed.

The trees to be lost are of no particular amenity value and the development is broadly sympathetic to the other trees onsite using the wooded environment to enhance the development. The Tree Protection Plan is generally satisfactory. However, I consider it appropriate to attach conditions requiring details of the construction of the proposed pedestrian footpath so that the trees along this line are well protected and requiring that the other works be carried out in accordance with the Tree Protection Plan. I also consider it appropriate to secure a condition requiring details to be agreed of the twenty four replacement trees.

With the conditions recommended attached I consider that the proposal will meet the design objectives of Core Strategy policy CS03, will be in keeping with the character and appearance of the conservation area and will bring a long-empty heritage asset into a viable long-term use.

Archaeology:

It is likely that the alignment of the Via Devana (a Roman road connecting Colchester to Chester) ran some 300 metres to the north of the site. Though archaeological finds within the wider landscape are sparse they include Roman coins from Holmfield Road and Victoria Park and an Anglo-Saxon brooch 150 metres southeast of the site. Within the site a flint arrowhead (either Neolithic or Bronze Age) was found. As such there is low to moderate potential for discovering archaeological remains or artefacts within the site boundary and as such I consider it appropriate to attach a condition requiring a watching a programme of archaeological work to be first submitted and agreed.

Ecology:

Core Strategy policy CS17 describes how the Council expects development to maintain, enhance or strengthen connections for wildlife both within and beyond the identified biodiversity network and that connected sites will be assessed for their biodiversity value.

Though the site has no formal designation for biodiversity or wildlife it has intrinsic ecological value as the buildings are of sufficient age to hold value to roosting or nesting species, the grounds have a mix of habitats suitable for supporting a range of species and the trees bordering London Road in particular hold value for commuting and foraging species.

The landscaping plan includes the replacement of lost trees with a good range of species that will support local birds and insects, herbaceous, ornamental and bulb planting that will provide a good mix of nectar sources for a range of invertebrates and the relocation of the pond that will be lost due to the footprint of the single storey extension. The submission also refers to the provision of 6 mounted bird boxes and bat boxes and access tiles and the single storey extension will also provide a green roof. These aspects of the scheme are all welcomed. Nevertheless I consider it appropriate to attach a condition requiring a Landscape and Ecology Maintenance

Plan to be submitted and agreed so that these ecological enhancements can be safeguarded going forward.

An initial bat survey was carried out in January 2017 and during the consideration of the application further nocturnal bat surveys were carried out during peak bat activity season in November. During the November surveys pipistrelle roosts were confirmed in the west of the stables buildings, the outbuilding to the east of the stable block, in the rear part of Brookfield House and in Heron House. Of these four buildings works will only be carried out in the stables buildings and Brookfield House. A Bat Low Impact Class Licence will need to be obtained for works to these two buildings and the access points currently used by roosting pipistrelles should be recreated when the buildings are re-roofed. Any lighting of the campus should avoid direct illumination of any bat roosts or bat roost access points, including any bat foraging over the circular pond at the rear. I consider that the works to the two buildings and necessary license and can be secured and any detrimental impact on bat foraging by way of inappropriate lighting can be avoided by conditions.

The trees and shrubs provide habitat for nesting birds and I therefore consider it prudent to attach a note to applicant advising that any clearance should take place out of the bird nesting season.

With these conditions and note to applicant attached I consider that the proposal will enhance connections for wildlife beyond the identified biodiversity network and in accordance with Core Strategy policy CS17.

Flood Risk and Sustainable Urban Drainage:

Core Strategy policy CS02 states that all development should aim to limit surface water run-off by attenuation within the site giving priority to sustainable urban drainage techniques. The site is in a critical drainage area and I consider that the proposed development would limit surface water run-off with the implementation of a sustainable urban drainage system. Such a system could be secured by condition.

Building Efficiency:

Core Strategy policy CS02 also states that development where possible should help contribute where possible to the reduction in carbon emissions. Saved policy BE16 cautions that permission will only be granted for major developments that realise their potential for meeting their energy requirements from renewable sources.

The objectives stated within the Design and Access and Energy Statements of achieving a BREEAM “excellent” standard and EPC “A” rated building are welcomed, as are the other stated environmental sustainability objectives including water conservation features, flexibility of design for future adaptability and the target of 20% energy use from renewable energy sources. I consider that the demands of Core Strategy CS02 and saved policy BE16 can be met by attaching conditions requiring the submission of further details regarding the stated building efficiency objectives.

Highways, parking, cycling, pedestrian flow:

Core Strategy policy CS14 states that development should be made easily accessible including by alternative means of travel to the car and that sustainable modes of transport should be promoted. Saved policy AM01 adds that permission will only be granted where the needs of pedestrians and people with disabilities have been successfully incorporated into the design and that pedestrian routes should link as directly as possible with existing routes to lead to key destinations. Saved policy AM02 requires that the needs of cyclists be incorporated into design and that safe and secure cycle parking facilities will be required.

The proposal will retain the car parking space to the rear with little alterations save the loss of thirteen spaces to make way for secure and covered cycling storage for 192 cycles, the conversion of the western most spaces to disabled parking spaces and the provision of a clear crossing point from the car park to the main part of the campus. The reduction in spaces is partly due to a staff swap resulting in a reduction of staff numbers but also to discourage vehicular commuting. A permit scheme is also in place and will be managed with the barrier at the Holmfield Road entrance. The parking provision is in line with the University of Leicester's Travel Plan (launched in 2010 with Phase 2 for 2015-2020 now in place). The monitoring element of this plan suggests progress is being made on reducing the reliance of vehicular commuting and promoting cycling and walking. I consider that the parking provision is suitable to the site and in accordance with the broad objectives of the Phase 2 Travel Plan. The crossing from the car park to the main part of the campus is also welcomed and the position of the disabled parking spaces supports the accessibility objectives of saved policy AM01. However, I recommend a condition that the Travel Plan be updated to account for the particular proposed development and be submitted to and agreed by the City Council. I do not consider that the proposal will have a detrimental impact on the capacity of the local residential parking network.

The site is well connected by bus services including the 31 service (to Oadby) and the X3 and X7 services between the city centre and Market Harborough and Northampton. There are also services on Queens Road which is ten minutes' walk from the site. This includes the 80 and 80A services that cater for the main University Road campus and the principal student residential areas including Oadby. The site is directly served by National Cycle Network Route 63 and is 2km (20 minutes' walk) away from the station and the city centre. The main campus and Freeman's Common are comparable distances away from the site. I consider that the campus is in a sustainable location sufficiently close to the main University Road and the Freeman's Common campuses and the city centre and well served by bus and cycle routes to principle student residential areas. The provision of the cycle storage supports the needs of cyclists in accordance with the objectives of saved policy AM02. However, I consider it appropriate to attach a condition requiring that these spaces be provided prior to the occupation of the site and that on site facilities are also required.

The proposed pedestrian route from London Road to Brookfield House is well positioned adjacent to the existing controlled crossing. The entrance to this new route from London Road has been designed so that it appears as a clear entrance and I consider that this element of the proposal will encourage students and other users crossing London Road to do so at a safe and controlled position.

Concerns have been raised over the pedestrian flow of students through Stoneygate and particularly over Victoria Park to move between the main campus and the Brookfield site. As this movement will primarily be for academic purposes and therefore primarily during day time or earlier evening academic hours I do not consider that it will have an unacceptable impact on the residential amenity of Stoneygate properties. Whilst I acknowledge that, particularly during the winter months much of this movement may be done in the darker hours the increased passage of students between the main campus and Brookfield and thereby increased footfall over Victoria Park may enhance feelings of safety over the park. Furthermore it will not be dissimilar to students returning at the end of the study day from the main campus to residences in the Clarendon Park area. In addition there are alternative, albeit longer routes between the main campus and Brookfield for example along University Road and south down London Road. I do not consider that the passage of students between the University Road and Freeman's Common campuses will pose a risk to student safety. In any case it would be for the university to encourage students to be mindful of their welfare and to advise appropriately.

Conclusion:

I consider that the proposal will not result in the unacceptable loss of any historic assets and that with the recommended conditions it will result in a well-designed complimentary scheme that enhances the siting and views of Brookfield House within the Stoneygate Conservation Area.

With the recommended conditions I also consider that it will result in enhancements to biodiversity, will not have an unacceptable impact on the proper functioning of the local highway network or local parking capacity and will encourage a safer crossing for students over London Road.

I therefore recommend APPROVAL subject to the following 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. Before the chimney to the north of the lecture theatre is constructed details of the chimney at a recognised scale of 1:10 shall be submitted to and agreed by the City Council as local planning authority. The submission should include details of the final design, location, materials and construction method of the chimney. (To ensure that the development hereby approved preserves the character and appearance of the Stoneygate Conservation Area, in accordance with Policies CS03 and CS18 of the Leicester Core Strategy.)
3. The works to the stable block at the north of the site shall not commence until drawings at a scale of 1:10 or 1:20 of the proposed windows and doors to the stable block have been submitted to and agreed by the City Council as Local Planning Authority. The works shall be carried out in accordance with these agreed details. (To ensure that the development hereby approved preserves

the character and appearance of the Stoneygate Conservation Area, in accordance with Policies CS03 and CS18 of the Leicester Core Strategy.)

4. All external elevations and surfaces of the development shall be carried out in accordance with details including samples that have been submitted to and agreed by the City Council as Local Planning Authority prior to their being used. (To ensure that the development hereby approved preserves the character and appearance of the Stoneygate Conservation Area, in accordance with Policies CS03 and CS18 of the Leicester Core Strategy.)
5. Before the works to the gate piers at the western entrance of the courtyard are carried out constructed details of these works including a methodology for the works shall be submitted to and agreed by the City Council as local planning authority. The works shall be carried out in accordance with these agreed details. (To ensure that the development hereby approved preserves the character and appearance of the Stoneygate Conservation Area, in accordance with Policies CS03 and CS18 of the Leicester Core Strategy.)
6. All works shall be carried out in accordance with British Standard for Tree Work BS 3998:2010. (In the interests of the health and amenity value of the trees and in accordance with Policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS3.)
7. The works shall be carried out in accordance with the measures set out in the tree protection plan submitted on 05.09.17. (In the interests of the health and amenity value of the trees and in accordance with Policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS03.)
8. Prior to the construction of the new footpath to London Road details of the materials to be used and the method of construction should be submitted to and agreed by the City Council as local planning authority. The footpath shall be constructed in accordance with these details. (In the interests of the health and amenity value of the trees and in accordance with Policy UD06 of the City of Leicester Local Plan and Core Strategy policy CS03.)
9. Within three months of the date of the planning permission details of the location and species of twenty four replacement trees shall be submitted to the City Council as Local Planning Authority for their agreement. The agreed species shall be planted in the agreed locations by the end of the first planting season of 2019. (In the interests of amenity and biodiversity, and in accordance with policy UD06 of the City of Leicester Local Plan and Core Strategy policies CS3 and CS17).
10. Prior to the commencement of development a programme of archaeological work including a Written Scheme of Investigation in respect of a watching brief (including a requirement for further excavation if necessary) shall be submitted to and agreed in writing by the City Council as local planning authority. The scheme shall include an assessment of significance and research questions; and:
 - (1) the programme and methodology of site investigation and recording;

- (2) the programme for post-investigation assessment;
 - (3) provision to be made for analysis of the site investigation and recording;
 - (4) provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - (5) provision to be made for archive deposition of the analysis and records of the site investigation;
 - (6) nomination of a competent person or persons or organization to undertake the works set out within the Written Scheme of Investigation.
- (B) No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved under (A) above.
- (C) The development shall not be occupied until the site investigation and post-investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under (A) above, and the provision made for analysis, publication and dissemination of results and archive deposition has been secured, unless agreed in writing with City Council as local planning authority. (To ensure that any heritage assets that will be wholly or partly lost as a result of the development are recorded and that the understanding of their significance is advanced and in accordance with Core Strategy policy CS18).

11. Before the development authorised by this permission is begun, a detailed landscape and ecological management plan (LEMP) showing the treatment of all parts of the site which will remain unbuilt upon shall be submitted to and agreed in writing with the City Council as local planning authority. This scheme shall include details of: (i) the position and spread of all existing trees, shrubs and hedges to be retained or removed; (ii) new tree and shrub planting, including plant type, size, quantities and locations; (iii) means of planting, staking, and tying of trees, including tree guards; (iv) other surface treatments; (v) fencing and boundary treatments, including details of the entrance gates; (vi) any changes in levels; (vii) the position and depth of service and/or drainage runs (which may affect tree roots), (viii) a detailed plan of the biodiversity enhancements on the site such as pond creation, design and planting including a management scheme to protect habitat during site preparation and post-construction. ix) details of planting design and maintenance of green roof; x) details of 6 X (2FN Schweglar Bat Box) and (3 x 1B Schweglar Nest Box, 2 x 3S Schweglar Starling Nest box and 1 x No. 5 Schweglar Owl Box) to be erected on buildings under the guidance and supervision of a qualified ecologist.

The approved LEMP shall be carried out within one year of completion of the development. For a period of not less than ten years from the date of planting, the applicant or owners of the land shall maintain all planted material. This material shall be replaced if it dies, is removed or becomes seriously diseased. The replacement planting shall be completed in the next planting season in accordance with the approved landscaping scheme (In the interests of amenity, and in accordance with City of Leicester Local Plan policy UD06 and Core Strategy policies CS03 and CS17).

12. The following works relating to the removal of tiles, soffits and other roof features together with disturbance to internal loft spaces of the buildings identified as having a bat roost present on the Buildings Work Plan in the Bats Survey received by the City Council as local planning authority on 13.11.17 shall not in any circumstances commence unless the local planning authority has been provided with either: a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead and appropriate mitigation to include the creation of a bat roost in the loft space of the proposed building and to be carried out in accordance with requirements stipulated; or b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence. (In the interests of protecting wildlife habitats and in accordance with City of Leicester Local Plan policy BE22 and Core Strategy policy CS17)
13. Where ecological surveys have identified the presence of roosting bats, no activities that could result in disturbance (such as demolition, roof stripping, excavations or building works or associated operations) shall be carried out between the dates of 1st May and 1st September in any year. Should the development not commence by May 2019, the ecological measures secured by Conditions 11 and 12 shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of bats and ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable. (To comply with the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000) and the Habitat & Species Regulations 2010 and in accordance with Core Strategy policy CS17).
14. Before the installation of any external floodlighting a detailed design plan of the lighting to be used, showing the locations of lights, their type of light emittance and wavelength, together with a lux contour map showing the variation in light, shall be submitted to and agreed by the City Council as local planning authority. The lighting should be designed to cause minimum disturbance to protected species that may inhabit the site with appropriate areas remaining dark and a maximum of 1 lux on vegetated/water areas where considered necessary. Any lighting shall be installed and maintained in accordance with these agreed details. (In the interests of protecting wildlife habitats and in accordance with City of Leicester Local Plan policy BE22 and Core Strategy policy CS17).
15. Prior to the occupation of the development details of a Sustainable Drainage System (SuDS) shall be submitted to and agreed by the City Council as local

- planning authority. The system shall be implemented in accordance with the agreed details prior to the commencement of the use and shall be retained and maintained thereafter. (To reduce surface water runoff and to secure other related benefits in accordance with Core Strategy policy CS02).
16. No development shall take place until design details of how the development will provide a renewable energy system and energy efficiency measures have been submitted to and agreed by the City Council as local planning authority. No part of the development shall be occupied until evidence demonstrating satisfactory operation of the approved scheme including on-site installation has been submitted to and agreed by the City Council as local planning authority. (In the interests of securing energy efficiency in accordance with Core Strategy policy CS02).
17. The development shall not be occupied until the University of Leicester Phase 2 Travel Plan has been updated, submitted to and agreed by the City Council as local planning authority and shall be carried out in accordance with a timetable to be contained within the Travel Plan, unless otherwise agreed in writing by the City Council. The Plan shall: (a) assess the site in terms of transport choice for staff, users of services, visitors and deliveries; (b) consider pre-trip mode choice, measures to promote more sustainable modes of transport such as walking, cycling, car share and public transport (including providing a personal journey planner, information for bus routes, bus discounts available, cycling routes, cycle discounts available and retailers, health benefits of walking, car sharing information, information on sustainable journey plans, notice boards) over choosing to drive to and from the site as single occupancy vehicle users, so that all users have awareness of sustainable travel options; (c) identify marketing, promotion and reward schemes to promote sustainable travel and look at a parking management scheme to discourage off-site parking; (d) include provision for monitoring travel modes (including travel surveys) of all users and patterns at regular intervals, for a minimum of 5 years from the first occupation of the development brought into use. The plan shall be maintained and operated thereafter. (To promote sustainable transport and in accordance with City of Leicester Local Plan policies AM01, AM02, and AM11 and Core Strategy policies CS14 and CS15).
18. The development shall not be occupied until the proposed 192 secure and covered cycle parking and on site shower facilities have been provided. (In the interests of the satisfactory development of the site and in accordance with City of Leicester Local Plan policies AM02 and H07).
19. This consent shall relate solely to the amended plans received by the City Council as local planning authority on 29.11.17, unless otherwise submitted to and approved by the City Council as local planning authority. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. With reference to Condition 8 the applicant is advised that the footpath should be constructed with a porous surface and with a load bearing, no-dig construction to reduce damage to roots.
2. Works to trees and shrubs on the site should avoid the bird nesting season (March to September), but if this is not possible, a re-check for nests should be made by an ecologist (or an appointed competent person) not more than 24 hours prior to the commencement of works and evidence provided to the City Council as local planning authority. If any nests or birds in the process of building a nest are found, these areas will be retained (left undisturbed) until the nest is no longer in use and all the young have fledged. An appropriate standoff zone will also be marked out to avoid disturbance to the nest whilst it is in use.
All wild birds are protected under the Wildlife and Countryside Act (1981) as amended making it an offence to kill, injure or disturb a wild bird and during the nesting season to damage or destroy an active nest or eggs during that time.

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_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_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_CS15 To meet the key aim of reducing Leicester's contribution to climate change, the policy sets out measures to help manage congestion on the City roads.
- 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.