



Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 2nd August 2012

Subject: APPLICATIONS 12/00662/FU AND 12/00663/LI – FULL PLANNING AND LISTED BUILDING APPLICATIONS FOR THE CHANGE OF USE AND ALTERATIONS TO FORMER MEDICAL INSTITUTE TO FORM STUDENT ACCOMMODATION COMPRISING 17 CLUSTER FLATS AND 26 STUDIO FLATS (TOTAL 110 BED SPACES), WITH ASSOCIATED GYM ,CYCLE STORE, LAUNDRY, RECEPTION, PLANT ROOM, BIN STORE AND DETACHED SUB STATION; ALTERATIONS TO CAR PARKING, ACCESS AND LANDSCAPING AT THE ALGERNON FIRTH BUILDING, THORESBY PLACE, LEEDS, LS1 3EX.

APPLICANT

Rushbond Group (Electric Support Ltd) of Leeds

DATE VALID

27/2/12

TARGET DATE

12/00662/FU – 28/5/12
12/00663/LI - 23/4/12

Electoral Wards Affected:

City and Hunslet

No

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: DEFER and DELEGATE approval to the Chief Planning officer subject to the conditions specified in Appendix 1 (and any others which he might consider appropriate)

1.0 INTRODUCTION:

1.1 A large student residential scheme is proposed in this attractive listed building. The building previously provided accommodation for the University's Institute of Pathology. As this is a major scheme affecting an important listed building, the scheme is presented to Members for determination.

2.0 PROPOSAL:

- 2.1 A change of use from D1 university accommodation to C3 student residential is proposed. In total there are 17 cluster flats (3 four bed, 12 five bed and 2 six bed) and 26 studio flats. There is no car parking provided but there is cycle parking in the basement for at least 40 cycles. The basement also accommodates a laundry and gym. There is a small area of amenity space provided to the south of the building.
- 2.2 There is a significant amount of ducting, escape staircases and other non-sensitive additions that have been made both internally and externally during the time the building has been providing university accommodation that will be removed. The refurbishment introduces a number of new subdivisions into the lower levels to create the bed spaces and communal living accommodation.
- 2.3 The third floor is primarily a large open plan space of double/triple height. It is proposed to subdivide this space largely along the lines of the existing concrete support columns and introduce a mezzanine floor into each of the new flats that will provide the students with duplex studio accommodation. The entrance onto the third floor will be kept open to maintain a clear reference to the lofty nature of this space. At the northern and southern ends of the third floor the space is typical single storey, in these areas single level studio flats are provided.
- 2.4 There are two slim windows on the northern and southern elevations of the third floor that are widened to provide an improved amenity into the flats they serve. Three of the basement windows to the south of the entrance are to be converted to doorways in the same openings. One doorway in the northern elevation is changed to a window and one window change to a door. The existing windows are said to be beyond repair and provide a poor thermal performance and are therefore proposed to be replaced with new windows of matching profiles but with slim double glazing. A plant room mezzanine area to the rear will be removed. The roof has suffered from water ingress and therefore will be repaired with further waterproofing where necessary. To prevent further water ingress to the window cills within the roof space, the cills will be increased in depth to permit improved waterproofing.
- 2.5 Internally, in addition to the subdivision and general refurbishment/improvement, suspended ceilings are introduced to the lower levels with the bulkhead set back 600mm from the windows.
- 2.6 An area to the south of the building will provide some amenity space with primarily hard landscaping and a small area of grass and tree planting. The existing lightwell to the south of the building is extended in depth to provide improved amenity to the basement flats facing this way. Trees are also introduced along the pathway to the front and in a small area to the north of the building. The surface to the deep lightwells at the front of the building will be raised following the insertion of timber decking. These lightwells will also be cleaned and climbing plants introduced to the walls to soften the impact when looking out from the basement accommodation.
- 2.7 There is no car parking to the scheme but to allow two-way vehicle movement on St George's Road to the front of the building, the existing chevron parking is turned to tandem parking and the number of spaces available reduced from 21 to 12. This parking is for NHS staff only. Paving to the front will be relaid, new paving introduced around the entrance and new lighting columns will be added to St George's Road.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application relates to the Algernon Firth Building, the former Institute of Pathology. The building was designed by John C Proctor and first opened in 1933 and is said to be an early example of the use of reinforced concrete. The building is grade II listed but is located just outside the Conservation Area, the boundary of which runs along St George's Road to the front of the building. The building is located within the Hospital Quarter designation in the UDP.
- 3.2 The four storey building is built in red brick and has many Art Deco characteristics with geometric patterns and chevron motifs throughout.
- 3.3 The building is located to the west of the Leeds General Infirmary (LGI), north of St George's Church and Crypt and to the east of a 13 storey residential building.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 None.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Pre-application discussions commenced in March 2011 and planning and conservations officers have made a number of visits to the site in order to fully understand the constraints and negotiate the scheme presented to Members.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Both applications were advertised in the Leeds Weekly News on 1/3/12 and site notices were erected 9/3/12.
- 6.2 A letter has been received on behalf of the Leeds Teaching Hospitals NHS Trust. The letter highlights the access requirements of the LGI and states the proposals do not accord with those agreed at pre-application stage between the applicant and the Trust. *Response: Further comment is being sought with regard to the applicant's negotiations with the Trust. It is envisaged a servicing management strategy will be sought by condition to address this issue.*
- 6.3 A resident of the St George's building, the 13 storey residential building to the west has objected to the listed building application. The reasons for the objections are as follows:
- Changing the building to student residential use would make it difficult to return it to any other use in the future. Private residential or office occupiers would maintain the building better and restore the original features. *Response: The change of use is sympathetic to the historic fabric and would permit future alternative uses.*
 - The objector's flat is less than 15m from the proposed flats and therefore will suffer from overlooking. *Response: There are no new windows in this elevation. Whereas some of the rooms may be occupied for longer periods than under the previous use, the proposed relationship is considered acceptable. A full appraisal of this issue is provided at 10.16 below.*
 - The gap between the existing residential building and the Algernon Firth amplifies sound therefore the noise from the proposed gym and kitchen vents will impact on residents and these should be moved. *Response: A full appraisal is provided and 10.17 below.*

- There are limited emergency egress possibilities therefore the building would benefit from lower occupancy rates. *Response: Levels of emergency egress will be required to meet the relevant Building Regulations.*

7.0 CONSULTATIONS RESPONSES:

7.1 Statutory:

7.2 English Heritage: No objection.

7.3 Twentieth Century Society: The society welcomes the removal of external plant and escape stairs but objects to the new window openings proposed at third floor level by the original scheme. *Response: These windows are no longer proposed.*

7.4 Ancient Monuments Society: The society object to the new windows proposed at third floor level by the original scheme. *Response: These windows are no longer proposed.*

7.5 Non-statutory:

7.6 Highways: Clarification of the servicing strategy is required. *Response: Full details will be provided verbally at Panel.*

7.7 Access: No objection.

7.8 Flood Risk Management: No objection.

7.9 Environmental Health (Air Quality): No objection.

7.10 Land Contamination: No desk study is required, standard conditions requested.

7.11 Environmental Health: No objection subject to conditions relating to sound insulation, bin storage/collection and construction hours.

7.12 Architectural Liaison Officer: The scheme should ensure it meets Secured by Design principles.

8.0 PLANNING POLICIES:

8.1 Leeds Unitary Development Plan Review 2006 (UDPR) Designation: The site is located within the UDPR designated City Centre and Hospital Quarter and adjacent to the Central Area Conservation Area.

8.2 The most relevant policies in the UDPR are:

GP5: Proposals should resolve detailed planning considerations.

BD6: Extensions and alterations should respect scale, form, detailing.

T2: Development proposals should not create new, or exacerbate existing, highway problems.

T5: Satisfactory provision for pedestrians and cyclists.

T7A: Secure cycle parking.

H4: Residential developments on non-UDPR allocated sites.

A4: Development and refurbishment proposals should be designed to secure a safe and secure environment, including proper consideration of access arrangements.

SA8: Promotes 'access for all'.

SA9, SP8: Promote development of City Centre role and status.
N15, N17: Seek to preserve the character and setting of listed buildings.
N19: Development within or adjoining Conservation Areas should preserve/enhance the character and appearance of the Conservation Area.
N26: Where necessary, illustrative landscaping details should be provided.
CC27: Principle Use quarters within the City Centre.
LD1, N23, N25: Landscaping, open space and boundary treatments.

8.3 Supplementary Planning Documents:
Building for Tomorrow Today – Sustainable Design and Construction (2011).

8.4 National Planning Guidance:
The National Planning Policy Framework (NPPF) came into force on 27th March 2012. The NPPF states that unless material considerations indicate otherwise development proposals which accord with the Development Plan should be approved. The framework, which includes guidance regarding building a strong, competitive economy, ensuring the vitality of town centres, promoting sustainable transport, and conserving the historic environment, is a material consideration.

9.0 MAIN ISSUES

- Principle of student residential use.
- Impact on the character of listed building and adjacent Conservation Area.
- Amenity.
- Highways.
- Applicant's commitment to local employment initiatives.

10.0 APPRAISAL

10.1 Principle of student residential use

10.2 The building formerly provided university accommodation and is located within the UDPR designated Hospital Quarter. Policy CC27 seeks to ensure that the designated uses remain dominant in the relevant quarters. The previous building use did not strictly provide for medical facilities and the building is not part of the hospitals portfolio therefore the conversion to student residential use does not prejudice the medical provision in the area. The site is centrally located close to the universities therefore student accommodation is considered to be an appropriate use. A condition will ensure the development is only occupied by full time students to ensure the Council does not miss out on any affordable housing provision that would have been sought with an open market housing scheme.

10.3 Impact on the character of the listed building and adjacent Conservation Area.

10.4 The proposed conversion has been subject to detailed negotiations to ensure the impact on the historic fabric of the listed building is protected. There are very few external alterations and those internal alterations fully respect the key features of the existing building.

10.5 The removal of the plethora of ducting, escape stairs and other equipment will significantly enhance the appearance of the building. Most of the windows are original but it is agreed many have suffered from neglect and do not provide the necessary thermal performance required for a residential building therefore a full survey will be required by condition to examine which windows can be retained and which need to be replaced. Full details of the replacement windows will be required

by condition to ensure they match the existing. Such works will preserve the character of the building and ensure its long term use and success as a residential scheme.

- 10.6 The works to amend openings such as those to create doors in window openings and vice versa are limited to non-sensitive areas of the building and conditions will ensure the works are carried out in a manner in keeping with the existing.
- 10.7 The external works include new hard and soft landscaping that will significantly enhance the site. New paving is added to the front of the building, new lighting introduced and planting will take place either side of the building. The raised decking and planting in the lightwells will lift these dark and litter filled areas but without significantly affecting the setting of the building. The removal of the single storey plant enclosure at the rear will also enhance the appearance of the building by reflecting its original composition.
- 10.8 The main external works relate to the southern lightwell. This will be increased in depth with seating and planting added to enhance the amenity and outlook of those in the basement flats. The lightwell coping and railing on top are important features therefore these will be reused in the widened lightwell to retain the relationship to the building.
- 10.9 Key features in the entrance area and the stair core are retained and refurbished. The subdivision within lower levels is considered acceptable as the existing layout to these areas is not an important characteristic and there are no important features due to the extensive remodelling carried out over the years. The subdivision work is such that it avoids abutting windows and the suspended ceilings are set back from windows.
- 10.10 The museum space on the third floor is an impressive and important feature of the building both internally and externally and the proposals respect this. Externally there are no alterations to the space with the exception of minor changes to the height of the some of the window cills. Internally the lofty nature of the space is retained in a communal entrance area adjacent to the lift so all occupants and visitors can fully appreciate the spacious character of the room and the stepped high level windows. The space is then subdivided into studio apartments with the partitions respecting the angular concrete columns. Within the studios, the bed areas are provided at the third floor level (where there are no windows) and a mezzanine deck is introduced above to provide an interesting study space within the stepped windows. This carefully thought out arrangement allows the key features to be respected and the character of the space to be retained in both the communal area and within the private study spaces.
- 10.11 Amenity
- 10.12 All flats in the ground floor and above are of an appropriate size and provide sufficient daylight and outlook to future occupiers. All flats provide a bed space and study area.
- 10.13 The basement accommodation to the north is largely above ground level and due to the extent of the windows above ground level and improvements to the lightwell these are considered acceptable.
- 10.14 The amenity to the basement accommodation to the south of the building has been increased to an acceptable level by the widening of the lightwell. Those rooms

toward the south also benefit from levels of light penetration greater than those rooms in the northern part of the building as there is a more open aspect around the building to this side.

- 10.15 Communal space is provided for all flats plus there is a gym and external amenity space.
- 10.16 The distance to the existing residential accommodation to the rear is less than the 15m normally sought in the city centre. The distances to the adjacent building is between 5.5-13m. However, this building is set at an angle to the windows in the Algernon Firth therefore direct overlooking does not occur and there is not a significant loss of amenity. Most of the windows in the side elevation of the residential building serve corridors with balconies and bedroom or living room windows being at angles to those in the Algernon Firth. It is considered there would not be a significant loss of privacy to the occupiers of the residential building and any minor impact is outweighed by the benefits of refurbishing this important listed building.
- 10.17 A noise assessment has identified background noise levels from the inner ring road, general traffic noise and noise associated with the LGI. New and/or secondary glazing will ensure appropriate noise attenuation is provided for future residents. The accommodation will be mechanically ventilated therefore residents will not necessarily need to open windows. The letter of objection is concerned with the level of noise created by the ventilation to the gym and kitchens. At present there is a significant amount of plant on the rear elevation that is to be removed therefore with the addition of a sound insulation condition to ensure new ventilation meets current standards, it is considered there would be a reduction in the level of noise from plant machinery at the rear of the building. The sound insulation condition will also seek to protect the amenity of neighbouring residents from any noise created from within the apartments. A concierge point provided at the main entrance will allow any issues regarding noise created by the future occupiers to be raised and addressed.
- 10.18 Highways
- 10.19 Due to the central location of the site and it's proximity to the University, car parking is not considered necessary. Parking is available on street within close proximity of the site and there are a number of car parks within a short walk including overnight car parking at the Merrion Centre, Rose Bowl and St John's Centre.
- 10.20 The servicing arrangements are being examined further and updates will be provided at Panel.
- 10.21 Applicant's commitment to local employment initiatives
- 10.22 There is no Section 106 agreement therefore it is not possible to secure the standard local employment and training initiatives sought with most major schemes. However, the applicant, a regular and well known developer in Leeds, has confirmed in writing that they will endeavour to meet these local employment provisions. The applicant will co-operate with Employment Leeds to promote employment opportunities for local contractors and people (those whose principal place of residence is within the administrative area of the council) during the construction works.

11.0 CONCLUSION

11.1 The proposed change of use will permit the reuse of an attractive listed building and ensure its future use and upkeep. The proposed student residential accommodation is appropriate to the area and the physical alterations are considered to respect the historic fabric of the building. The amenity for future occupiers and those in adjacent properties is considered appropriate therefore on balance the application is recommended for approval.

Background Papers:

Application files 12/00662/FU and 12/00663/LI.

Certificate of Ownership signed on behalf of the applicant.

APPENDIX 1

12/00662/FU

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) Unless otherwise agreed in writing by the Local Planning Authority, during the Recognised Higher Education Term Time (the published academic term of higher educational institutions attended by Students), the development shall only be occupied by full time students (people who are enrolled in a full time course of study in a higher educational institution).

In order to comply with the adopted affordable housing SPG.

- 4) Development shall not commence until full details of both hard and soft landscape works, including an implementation programme, have been submitted to and approved in writing by the Local Planning Authority.
Hard landscape works shall include
 - (a) proposed finished levels and/or contours,
 - (b) boundary details and means of enclosure,
 - (c) car parking layouts,
 - (d) other vehicle and pedestrian access and circulation areas,
 - (e) hard surfacing areas,
 - (f) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.),
 - (g) proposed and existing functional services above and below ground (e.g. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.).Soft landscape works shall include
 - (h) planting plans
 - (i) written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment) and
 - (j) schedules of plants noting species, planting sizes and proposed numbers/densities.

All hard and soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping

works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

To ensure the provision and establishment of acceptable landscape in accordance with adopted Leeds UDP Review (2006) policies GP5, N23, N25 and LD1.

- 5) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

To ensure successful aftercare of landscaping, in accordance with adopted Leeds UDP Review (2006) policies GP5 and LD1.

- 6) Prior to the construction of external materials, full details and samples where appropriate of all new external walling and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented prior to occupation and be retained and maintained thereafter.

In the interests of visual amenity and character of the listed building in accordance with adopted UDPR policies GP5 and N17.

- 7) Prior to first occupation, full details of the servicing arrangements shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out from occupation and be adhered to thereafter unless otherwise agreed in writing by the Local Planning Authority.

In the interests of highway safety in accordance with adopted UDPR policy T2.

- 8) Prior to the commencement of development a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided including, where appropriate, lockable containers and details for how the recyclable materials will be collected from the site with timescales for collection. The approved scheme shall be implemented before the development hereby permitted is brought into use and no waste or litter shall be stored or disposed of other than in accordance with the approved scheme.

In the interests of amenity and to promote recycling.

- 9) Prior to first occupation, a sound insulation scheme designed to protect the amenity of residents of the development and those in existing nearby properties shall be submitted to and approved in writing by the Local

Planning Authority. The scheme shall be implemented upon occupation and be adhered to thereafter.

In the interests of amenity in accordance with UDPR policy GP5.

- 10) Notwithstanding the approved details, before development is occupied full details of cycle parking and facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved cycle parking and facilities have been provided. The facilities shall thereafter be retained for the lifetime of the development.

In order to meet the aims of adopted Leeds UDP Review (2006) policy T2 and T7A

- 11) Unless otherwise agreed in writing by the Local Planning Authority, the hours of all construction/refurbishment works shall only take place between the hours of 0800-2200.

To protect the amenity of adjacent residents in accordance with adopted UDPR policy GP5.

- 12) The local planning authority shall be notified in writing immediately where unexpected significant contamination is encountered during any development works and operations in the affected part of the site shall cease.

Where remediation of unexpected significant contamination is considered by the Local Planning Authority to be necessary, a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the recommencement of development on the affected part of the site. The Remediation Statement shall include a programme for all remediation works and for the provision of verification information.

Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all necessary verification information has been approved in writing by the Local Planning Authority.

To enable the local planning authority to ensure that unexpected contamination at the site will be addressed appropriately and that the development will be suitable for use in accordance with national and Leeds City Council's planning guidance.

- 13) Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, public open space or for filling and level raising shall be tested for contamination and suitability for use. A methodology for

testing these soils shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto site. The methodology shall include information on the source of the materials, sampling frequency, testing schedules and criteria against which the analytical results will be assessed (as determined by risk assessment). Testing shall then be carried out in accordance with the approved methodology. Relevant evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto the site.

To ensure that contaminated soils are not imported to the site and that the development shall be suitable for use with respect to land contamination in accordance with national and Leeds City Council's planning guidance.

- 14) The development shall be carried out in accordance with 'Secured by Design' principles.

In the interests of safety and security in accordance with adopted UDPR policy GP5.

- 15) Development shall not be occupied until all necessary off site highways works have been fully implemented.

To ensure the free and safe use of the highway in accordance with adopted Leeds UDP Review (2006) policy T2.

- 16) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the National Planning Policy Framework and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, BD6, T2, T5, T7A, H4, A4, SA8, SA9, SP8, N15, N16, N17, N19, N26, CC27, N23, N25, LD1

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

12/00663/LI

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) Prior to the commencement of development a full fixtures and fittings schedule highlighting all existing original features, whether proposed to be retained or removed, shall be submitted to and agreed in writing by the Local Planning Authority.

To ensure an accurate record of the historic fabric is made in accordance with the aspirations of adopted UDPR policy N17.

- 4) Prior to the commencement of the internal fit out, full details, at a scale no less than 1:20, of all typical works (including works to windows and doors, internal partitions, new dry riser, suspended ceilings/bulkhead, works to the roof, alterations to lightwells) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out prior to first occupation and be retained and maintained thereafter.

To ensure the preservation and respect of original features in the listed building in accordance with adopted UDPR policy N17.

- 5) Prior to the construction of external materials, full details and samples where appropriate of all new external walling and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented prior to occupation and be retained and maintained thereafter.

In the interests of visual amenity and character of the listed building in accordance with adopted UDPR policies GP5 and N17.

- 6) Prior to the commencement of any works relating to the cleaning of the exterior, full details of the method of cleaning and substances used shall be submitted to and approved in writing by the Local Planning Authority. All cleaning of the exterior shall be carried out in accordance with the approved details.

To ensure the protection of the fabric of the listed building in accordance with adopted UDPR policy N17.

- 7) Prior to the commencement of any works to the windows, a survey of all windows proposed to be removed, repaired or altered shall be submitted and approved in writing by the Local Planning Authority. The survey

shall assess the quality of the existing window and justify all proposed works to the window.

To ensure original windows are retained and repaired where possible in accordance with adopted UDPR policy N17.

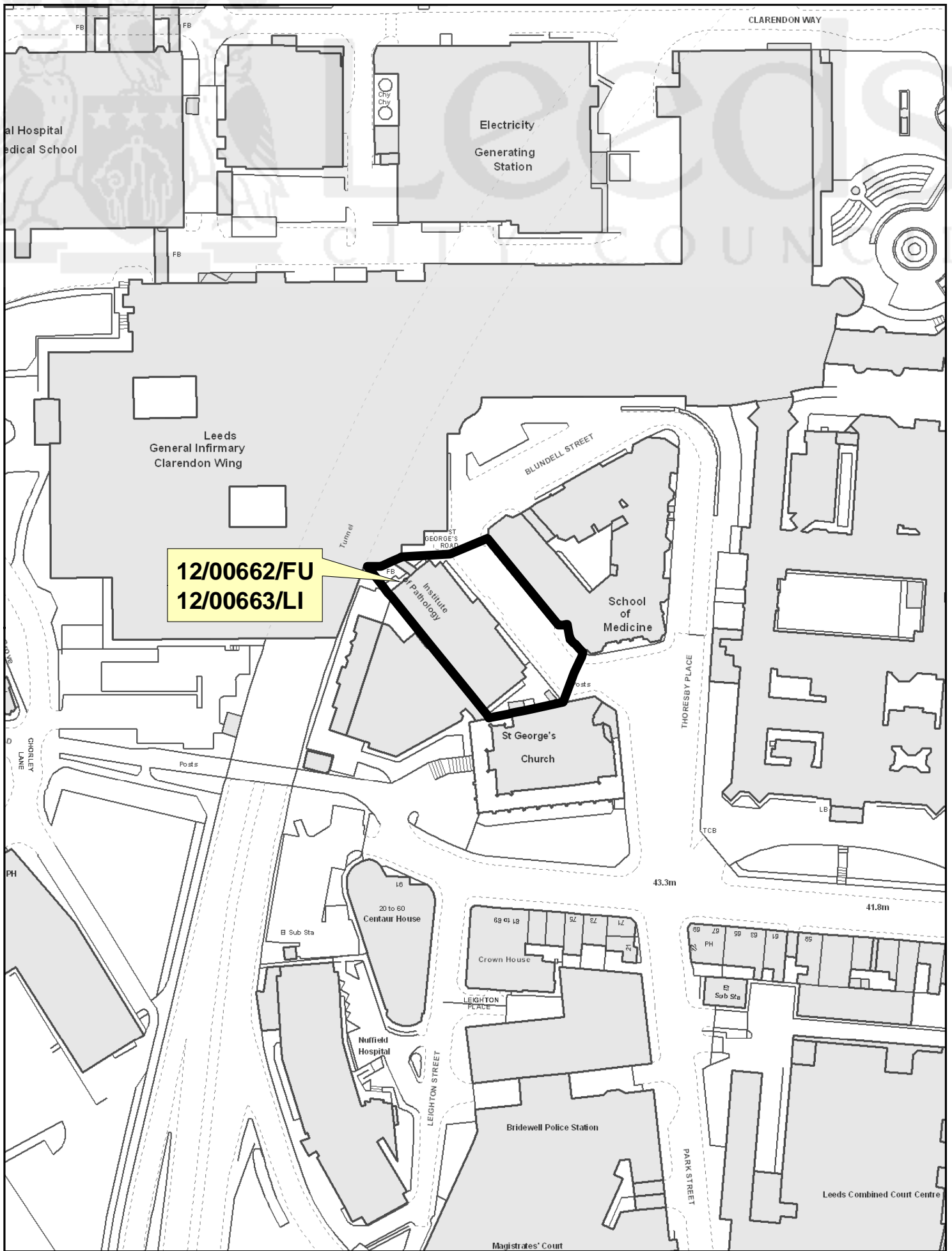
- 8) Unless otherwise agreed in writing by the Local Planning Authority, all existing external ducting and fire escape stairs shall be removed and their fixing points repaired in accordance with details to be submitted and approved by the Local Planning Authority prior to occupation of the development.

In the interests of the character of the listed building in accordance with adopted UDPR policy GP5.

- 9) In granting Listed Building Consent the City Council has taken into account all material matters relating to the building's special architectural or historic interest, including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the National Planning Policy Framework and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Regional Spatial Strategy 2008 (RSS) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, N17

On balance, the City Council considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.



CITY CENTRE PLANS PANEL

