

**Application Recommended for Delegation****APP/2008/0255**

Bank Hall Ward

Full Planning application

Conversion of existing college building to create 47no. apartments and erection of 42no. new build houses

BURNLEY COLLEGE ORMEROD ROAD BURNLEY

**Application Recommended for Delegation****APP/2008/0256**

Bank Hall Ward

Listed Building Application

Proposed demolition of all existing buildings with the exception of the original college building; conversion of college into 47no. apartments and erection of 42no. new build houses

BURNLEY COLLEGE ORMEROD ROAD BURNLEY

**Background:**

The proposal is for the conversion of the existing college building into 47 apartments and the erection of new build dwellings to the rear. Objections have been received.

**Summary of Reason for Recommendation:**

The development is generally in accordance with the Development Plan, in particular the policies listed below, and there are no other material considerations to indicate that planning permission should not be granted:

**Relevant Policies:**Burnley Local Plan Second ReviewGeneral

GP1 - Development within the Urban Boundary

GP3 - Design and Quality

GP6 - Landscaping and Incidental Open Space

Environment

E10 - Alterations, extensions, change of use and development affecting listed buildings

E11 - Demolition of listed buildings

E12 - Development in or adjacent to Conservation Areas

E13 - Demolition in Conservation Areas

E17 - Historic parks and gardens

E3 - Wildlife links and corridors

E7 - Water bodies and water courses

E8 - Development and flood risk

## Housing

- H1 - Land for new housing development
- H2 - The sequential release of further housing land for development
- H3 - Quality and design in new housing development
- H4 - Providing a choice of housing in new development
- H5 - Local housing needs
- H7 - Open space in new housing development

## Transport

- TM15 - Car parking standards
- TM2 - Transport Assessments (TAs)

## Other

- CF17 - Provision of educational facilities

## **Site History:**

### Relevant short history

- 2007/0899 – Erection of 3-metre high boundary fence incorporating gate to Thompson Park elevation: Granted
- 2003/0637 – Alterations to existing entrance: Granted
- 12/99/0010 – Proposed single storey extension: Granted
- 12/96/0302 – Proposed alterations to parapet walls of learning resource centre (amendment to planning approval 12/95/0607): Granted
- 12/96/0116 – Proposed new entrance and vehicular access to parking areas: Granted
- 12/95/0607 – Erection of steel portal framed building to provide learning resource centre, classrooms and redevelopment of Burnley Youth Training Areas: Granted
- 12/95/0608 – Partial demolition of existing college building and north light roof and erection of steel portal framed building to provide learning resource centre, classrooms and redevelopment of Burnley Youth Training areas: Granted

## **Consultation Responses:**

1. Lancashire Constabulary Architectural Liaison Officer requests CCTV linked into the Monitoring station
2. Burnley Civic Society – pleased to see that the existing part of the college is to be retained, and including a new pedestrian access into the park from the development. Request that the footpath is legally dedicated rather than concessionary.
3. Canalside Community Association – pleased that the proposal includes the reinstatement of the access to Thompson Park, but object on the grounds that
  - (a) the vehicular traffic from the development will cause problems at the junction with Ormerod Road and Church Street.

- (b) There is insufficient car parking associated with the development
  - (c) Problems may be caused during construction with traffic and noise.
4. United Utilities – object on the grounds that a public sewer crosses the site and will not permit building over. A water culvert crosses the site and contact should be made with the riparian owner. There is a sub station adjacent and care should be taken to ensure full access is available to United Utilities
  5. Environment Agency – object to the application on the grounds that the development is considered at risk from flood as it lies within Flood Zone 3. Insufficient information has been submitted to mitigate this. The Flood Risk Assessment does not satisfy the requirements of the sequential test and exception test as detailed in PPS 25 Development and Flood Risk.

The River Brun is designated as a 'Main River' and the EA's consent is required for any structure within 8 metres of the top of the bank of the river. The proposals include fences and railings within this 8-metre easement. It is essential requirement for the passage of floodwater to maintain a permanent unobstructed area. .

6. Highway Authority – no objections to the principle of housing on the site and agree that there would be a decrease in traffic movements during the academic year. The Ormerod Road/ Church Street junction raises problems and a contribution is requested towards a mini roundabout at this junction. A section 106 contribution will be required of £30,000 towards traffic calming in the immediate surrounding area.

In relation to the layout, comments are as follows

- (i) Access to the site lies adjacent to a retaining wall. The County Council's Bridges and Structures section will require details of the construction details to agree.
- (ii) Visibility is limited due to boundary treatment from exits to the southwest of the existing building, and parked vehicles.
- (iii) Any gates within the development should be set back by 6 metres.

Highway conditions requested in relation to wheel wash facilities; surfacing materials for car park; scheme for site access and off site highway works; estate road details; consultation with Environment Director at LCC in relation to retaining wall; cycle parking facilities; and Section 106 payment for traffic calming.

7. Environmental Health – contaminated land standard condition required, and construction hours of operation required.
8. Streetscene (Refuse) – Insufficient details in relation to refuse storage.
9. LCC (Archaeology) – request condition in relation to building recording and analysis

10. English Heritage – visited the site and offers no comments on this occasion.
11. Housing Needs & Strategy Unit – the proposal has a good mix of housing types and sizes, but no mix of tenures in accordance with the Affordable Housing/ Special Needs housing policy. Negotiations are underway on this issue.

The application has been in front of a Places Matter! (Regional CABE) Design Review. Comments will be reported to the meeting.

### **Planning and Environmental Considerations:**

The application site is the site of the existing Burnley College and is located on Ormerod Road and accessed Via Shorey Bank, with Thompson Park and the River Brun forming the North West boundary.

The application site includes a Grade II Listed Building, is located partly within the Top O' Th' Town Conservation Area, lies within a Zone 3 floodplain and has a large public sewer and a water culvert crossing the site.

The proposed development is to retain restore and convert the Listed Building fronting Ormerod Road, with few changes to the external appearance. This will form 47 apartments. The redundant buildings on the remainder of the site will be demolished and approximately 42 new dwellings constructed in place.



Discussions are ongoing between the Developer and the Environment Agency in relation to the flood risk issues, and some amendments to the scheme will be made to accommodate the issues raised.

PPS 25 Planning and Flood Risk states that as the Environment Agency have objected negotiations should take place. If after discussions, it becomes clear that the Environment Agency is unable to withdraw its objection, but the Local Planning Authority remains minded to approved the application for major development, the Town & Country Planning (Flooding) (England) Direction 2007 requires the Local Planning Authority to notify the Secretary of State of the Proposal. This provides the Secretary of State with an opportunity to check the applications general compliance with the policies of the PPS and consider whether it is appropriate to call the application in for determination.

It is envisaged that the concerns can be resolved and the objection can be withdrawn.

In addition discussions are underway with United Utilities in relation to the positioning of the existing sewer and culvert crossing the site. Alterations will be made to the submitted site plan to overcome the issues of the siting of the dwellings over the sewer.

In terms of the principle of housing on the site, Policy H2 applies. The policy states that

**The Council will ensure that brownfield land is redeveloped for housing before greenfield development takes place. Within the Urban Boundary the Council will permit development for housing on brownfield sites not allocated in Policy H1 when the following criteria can be met:**

- (a) the development would convert or reuse a building or bring back into use previously developed land;

The site is a Brownfield site within the Urban Boundary, and within the Intervention Area. Burnley College intends to vacate the site and move into a purpose built college site on Princess Way in Summer 2009. This proposal would retain in use a Grade II Listed Building on previous developed land that would otherwise be left vacant

- (b) that release of the site or building for housing would not lead to an unacceptable oversupply of housing when assessed against Policy H1 of the Burnley Local Plan;

Burnley is no longer in a position of oversupply with regards the supply of housing land.

In terms of the phasing of this development. Burnley College will not vacate the site until Summer 2009, and is therefore unlikely that they will begin construction until 2010. The development will not have a detrimental impact on the Housing Land Supply.

- (c) the proposal is within easy reach of local facilities and services and is well served, or potentially well served by public transport;

The site is in a sustainable location within an established residential area. The site is within walking distance of the Town Centre, railway station, bus station and other amenities and it on a Mainline Bus Route. The proposal is an ideal location for residential development.

**(d)** the proposal satisfies the criteria set out in General Policy GP1: “Development within the Urban Boundary” and General Policy GP3: “Design and Quality” of the Burnley Local Plan.

With regards the layout of the dwellings, this is evolving due to the constraints of the site, and is the result of several months of discussion. An amended layout will be received which will accommodate the requirements of United Utilities and Environment Agency. The development is in two separate distinct parts. There is the development to the rear of the existing imposing college building that will form a courtyard setting. There is a wide avenue, which accommodates the access to Thompson Park that will have plenty of natural surveillance, and the development of the peninsula within the loop of the river will have an area of open space to allow views through of the river and will have a more suburban feel.

It was felt at the outset that it was important to provide the appropriate setting for the Listed Building, and the courtyard is naturally enclosed by the main block and the two wings of the existing building and proposed block of dwellings.



The proposed route to Thompson Park was also given a high priority. Discussions have been held with Green Space and Amenities and the ideal access position was

agreed, leading to the positioning of the avenue and ensuring the prominence of the park entrance at its end.

Equally the relationship between the River Brun was considered. This is partly dictated by the easement required by the Environment Agency from the top of the river bank. The housing blocks are aligned to the river, but in order to allow public access and vistas through to the river this is broken up by public open spaces linking direct to the river.

In terms of scale and appearance, the properties to the rear of the college building will be three storeys in height, which will be relative and sensitive to the Listed Building whilst not compromising its importance. The dwellings within the floodplain will also be three storeys in height which will ensure that the level of living accommodation is above the risk levels of the river.



The buildings to the rear of the College building will be constructed on the front elevation in coursed stone to emulate the building opposite, although as the

development moves away from the listed building a mixture of rendered and stone facades will be introduced. The arrangement of gables and window Patterns and bays reflects the architectural characteristic of the houses on Ormerod Road and Shorey Bank.

Planning Policy Guidance Note 15: Planning and the Historic Environment states that generally the best way of securing the upkeep of a historic building is to keep them in active use. For the great majority this must mean economically viable uses if they are to survive and that many can sustain some degree of sensitive alteration or extension to accommodate new uses.

The proposal to convert the Listed Building retains all the main features, and refurbishes the rear façade that has been altered in the past. The proposals will incorporate a refurbished interior; retain staircases, tiles walls, doors and wall panels; retain almost all original walls internally and strip out modern partitions, and suspended ceilings to expose soffits and cornices.

The internal works provide a sympathetic and appropriate use to a listed building, and residential is a viable and appropriate use for this building. The scheme has been carefully developed to achieve minimum intervention, whilst maintaining the character and appearance of the building when viewed from inside and outside.

The main external change will be the inclusion of a new lift shaft to the outside of the building. This will be designed to be in keeping with the character of the building but will be a definite modern addition.

In terms of Affordable Housing and Public Open Space, negotiations are underway relating to these provisions. It is envisaged that the Affordable Housing will be provided on site and the Public open space will in the form of a contribution in lieu of on-site provision.

The proposal is in accordance with the Local Plan Policies.

**Recommendation:** That providing the Environment Agency and United Utilities withdraw their objections, the Head of Planning Services be delegated to grant Planning Permission and Listed Building Consent, subject to a satisfactory amended layout and elevations and subject to the following relevant conditions and any additional conditions required by amendments received.

**Conditions:**

1. The development must be begun within three years of the date of this decision.
2. Notwithstanding any description of materials in the application, no work shall start on the construction of the 42 dwellings until precise details of the walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The dwellings shall be constructed in the materials approved.

3. No development shall commence until details of the re-use of the stone and slate contained within the existing building have been submitted to and approved in writing by the Local Planning Authority
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no building, engineering, mining or other operations shall be carried out in, on, over or under the land the subject of this application at any time, other than:
  - (a) development in accordance with the application form and details shown on the approved plans, or on any subsequently approved amended plans; and
  - (b) the painting of the exterior woodwork of any building.
5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. Hard landscaping shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); Soft landscaping shall include schedules of plants, noting species, plant sizes and proposed numbers/ densities where appropriate, and shall include details of the condition of existing trees and specify which are to be retained.
6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme approved in writing by the local planning authority.
7. A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development whichever is the sooner for its permitted use. The Landscape Management Plan shall be carried out as approved.
8. Before any development starts a scheme for the provision of Public Open Space in connection with the development whether by the making of a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 or otherwise shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within one year of the start of the development or as otherwise agreed in writing by the Local Planning Authority.
9. The future maintenance of the public open space shall be secured either by the involvement of a Management Company or by an agreement with the Council's Green Spaces and Amenity Services, including a bond for the maintenance. Details of the method to be used shall be submitted to and approved in writing by the local planning authority before work starts on the development hereby approved and shall be implemented in accordance with the approved

scheme before substantial completion of the development.

10. No development shall be commenced unless and until a site investigation report ('the Report') has been submitted to and approved in writing by the Local Planning Authority. The investigation shall address the nature, degree and distribution of ground contamination and ground gases on the site and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990 Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of ground conditions on the health and safety of site workers, on nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property.

The investigation shall where appropriate include a risk assessment and an options appraisal including the remedial strategy. The proposed risk assessment, including the sampling and analytical strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the start of the site investigation survey. The development shall be carried out in accordance with the approved Report including its risk assessment, options appraisal and recommendations for implementation of the remedial strategy.

11. Prior to discharge of the Contaminated Land Condition above, a Site Completion Report shall be submitted to and approved in writing by the Local Planning Authority. The Site Completion Report shall validate that all the works were completed in accordance with those agreed in writing by the Local Planning Authority
12. No construction work shall take place on the development hereby approved outside the hours of 0800 to 1700 Monday to Friday, 1000 to 1600 on Saturday and not at any time on Sundays and Bank Holidays.
13. The development shall not be commenced until details of refuse storage enclosures for the use of the occupants of the apartments showing the design, location and external appearance have been submitted to and approved in writing by the Local Planning Authority. The approved enclosures shall be provided before the start of the use and thereafter permanently retained.
14. Provision shall be made for Affordable or Special Needs Housing in connection with the development, in accordance with Policy H5 of the Burnley Local Plan Second Review, before any of the houses are occupied.
15. No part of the development hereby approved shall commence until a scheme for the construction of the site access and off-site highway works of highway improvement has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
16. No part of the development hereby approved shall be occupied until the approved scheme referred to in Condition 15 has been constructed and completed in accordance with the scheme details to the satisfaction of the Local Planning Authority.

17. Before any development starts, details of provision for the secure parking of bicycles for the occupiers of the apartments shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the building hereby approved is first brought into use and thereafter be maintained and kept available for the use of staff and visitors to the premises.
18. The new estate road/access between the site and Shorey Bank shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.
19. The car park shall be surfaced or paved in accordance with a scheme to be approved by the Local Planning Authority and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the use of the premises hereby permitted becomes operative.
20. Before the use of the site hereby permitted is brought into operation facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.
21. Before proceeding with the scheme preparation, the developer should consult with the Lancashire County Council's Environment Director for detailed requirements relating to land arrangements, design, assessment, construction and maintenance of all existing or new highway structures included in or affected by the proposed scheme. For this purpose the term highway structure shall include:
  - (a) Any bridge or culvert having a span of 1.5 metres or greater or having a waterway opening cross-sectional area exceeding 2.2 square metres (Note span refers to the distance between centre of supports and not the clear distance between supports);
  - (b) Any retaining wall supporting the highway (including any supporting land which provides support to the highway)
  - (c) Any retaining wall supporting land or property alongside the highway

The term highway shall include any footpaths or bridleways.
22. The development hereby permitted shall not be commenced until provision has been made (by the making of a planning obligation pursuant to s.106 of the Town and Country Planning Act 1990 or otherwise) for additional traffic calming on Ormerod Road. Details of the provision so made shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented before any of the dwellings are first occupied or as otherwise agreed in writing by the Local Planning Authority.
23. No works shall start in connection with the development hereby granted until the developer has secured the implementation of a programme of building recording, in accordance with a written scheme of investigation, which has

been submitted to and approved in writing by the local planning authority. A copy of the record shall be lodged with the local planning authority within two months of its completion.

24. Work shall not start on the demolition of any part of the building until a true copy of a contract, signed, exchanged and completed, has been submitted to the local planning authority for the construction of the 47 apartments approved under planning permission APP/2008/0255 or any subsequently approved development.
25. No work including substantial demolition shall start until a schedule of all proposed works to the Listed Building to be retained has been submitted to and approved in writing by the local planning authority. The works shall be undertaken in accordance with the schedule unless otherwise agreed in writing by the local planning authority.
26. No work including substantial demolition shall start until a detailed survey and a detailed schedule of all internal features of architectural interest where they survive has been submitted to and approved in writing by the local planning authority.
27. Full and precise details of any internal works including details of all demolition and proposed replacement including method, extent and materials to be used shall be submitted to and approved in writing. The works shall be undertaken in accordance with the approved scheme and details.
28. All new stonework on the Listed Building shall match the existing building in terms of material, colour, texture, coursing, size and surface tooling, unless otherwise approved in writing by the local planning authority.
29. Full and precise details of all alterations or repair work to the external walls of the Listed Building, including stone-cleaning and pointing, showing the extent, methods and materials to be used, shall be submitted to and approved in writing by the local planning authority before any such work is started. The approved details shall be implemented in full unless otherwise approved in writing by the Local Planning Authority
30. Precise details of any repairs and treatment to the roof timbers /roof structure and flashings of the Listed Building showing the extent methods and materials to be used shall be submitted to, and approved in writing by the local planning authority before any such work is started. The approved details shall be implemented in full unless otherwise approved in writing by the Local Planning Authority
31. Full and precise details of all repair replacement and new rainwater goods on the Listed Building including the method of fixing and materials to be used shall be submitted to and approved in writing by the Local Planning Authority before any such works are started. The approved details shall be implemented in full unless otherwise approved in writing by the Local Planning Authority.

32. A specification for all repairs, replacement or new joinery work on the Listed Building, including architraves, skirtings, floorings, panelling, balustrades, shall be submitted to and approved in writing by the local planning authority before any such work is started. The approved details shall be implemented in full unless otherwise approved in writing by the Local Planning Authority
33. All existing architectural features within the existing Listed Building including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority. The approved details shall be implemented in full. unless otherwise approved in writing by the Local Planning Authority
34. Full and precise details of any repair replacement or new internal and external doors and windows to the Listed Building including styles surrounds materials glazing patterns, ironmongery and finishes shall be submitted to and approved in writing. The approved details shall be implemented in full unless otherwise approved in writing by the Local Planning Authority
35. A scheme for the works required to reopen any blocked openings shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved scheme.
36. Details of the installation of services and their impact on the historic fabric of the Listed Building shall be submitted to and approved in writing by the Local Planning Authority. The services shall be installed in accordance with the approved details

**Reasons:**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To secure a satisfactory development in materials which are appropriate to the locality, in the interests of visual amenity and in accordance with policy GP3 of the Burnley Local Plan, Second Review.
3. In the interests of the sustainability of the proposed development and to ensure the development makes a positive contribution to the character in accordance with Policy GP3.
4. To enable the local planning authority to consider future development having regard to all relevant material considerations and Policies E8 and E10 of the Burnley Local Plan Second Review.
5. In order to ensure that landscaping works contribute to a satisfactory standard of completed development and the long term appearance of the site harmonises with its surroundings in accordance with policy GP6 of the Burnley Local Plan, Second Review..

6. In order to ensure that landscaping works contribute to a satisfactory standard of completed development and the long term appearance of the site harmonises with its surroundings in accordance with policy GP6 of the Burnley Local Plan, Second Review..
7. To ensure the long term landscape management of the site in accordance with Policy GP6 of the Burnley Local Plan Second Review
8. To ensure that adequate provision is made for public open space in connection with the development, having regard to Policy H7 of the Burnley Local Plan Second Review.
9. To ensure the Public Open Space is well maintained and remains usable and easily accessible, in accordance with policy H7 of the Burnley Local Plan, Second Review.
10. To ensure that the necessary safety measures are incorporated into the development to prevent pollution and harm to the environment and to human health, in accordance with policy GP7 of the Burnley Local Plan, Second Review.
11. To ensure that the necessary safety measures are incorporated into the development to prevent pollution and harm to the environment and to human health, in accordance with policy GP7 of the Burnley Local Plan, Second Review.
12. To protect the amenities of nearby residents, in accordance with policy GP7 of the Burnley Local Plan, Second Review.
13. To provide satisfactory refuse storage provision in the interests of the appearance of the site and locality in accordance with Policy H15 of the Burnley Local Plan Second Review.
14. To ensure provision of Affordable or Special Needs Housing in accordance with Policy H5 of the Burnley Local Plan Second Review.
15. In order to ensure that the final details of the works are acceptable before work commences, in the interests of highway safety in accordance with Policy GP1 of the Burnley Local Plan Second Review.
16. In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway works, in the interests of highway safety in accordance with Policy GP1 of the Burnley Local Plan Second Review.
17. In order to promote alternative forms of transport in accordance with Policy GP1 of the Burnley Local Plan Second Review.
18. To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative in accordance with Policy GP1 of the Burnley Local Plan Second Review.

19. To allow for the effective use of the parking areas in accordance with Policy GP1 and TM15 of the Burnley Local Plan Second Review.
20. To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users in accordance with Policy GP1 of the Burnley Local Plan Second Review.
21. In the interests of the safety of the existing retaining structures in accordance with Policy GP1 of the Burnley Local Plan Second Review.
22. To enable traffic generated by this development in addition to existing traffic levels to be controlled in a manner conducive to highway safety, in accordance with Policy T6 of the Burnley District Local Plan (First Review)
23. To ensure that adequate records are made, as the building is of historical importance in accordance with Policy E19 of the Burnley Local Plan Second Review
24. In order that the site is not left undeveloped for an unreasonable length of time to the detriment of the character and appearance of the conservation area in which the site is located, in accordance with policy E13 of the Burnley Local Plan, Second Review.
25. To clarify the extent of the works and to ensure they progress satisfactorily in the interests of the character and appearance of the building, in accordance with policy E10 of the Burnley Local Plan, Second Review.
26. To ensure that the architectural features of interests are recorded and that the proposed works do not affect the features of the existing building in accordance with Policy E10 of the Burnley Local Plan Second Review.
27. To clarify the extent of the works and to ensure they progress satisfactorily in the interests of the character and appearance of the building, in accordance with policy E10 of the Burnley Local Plan, Second Review.
28. To ensure that the works and alterations to the building are in keeping with the character of the listed building and to assess their impact on the historic fabric of the building, in accordance with policy E10 of the Burnley Local Plan, Second Review.
29. To ensure that the works and alterations to the building are in keeping with the character of the listed building and to assess their impact on the historic fabric of the building, in accordance with policy E10 of the Burnley Local Plan, Second Review.
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31. To ensure that the works and alterations to the building are in keeping with the character of the listed building and to assess their impact on the historic

fabric of the building, in accordance with policy E10 of the Burnley Local Plan, Second Review.

32. To ensure that the works and alterations to the buildings preserve and enhance the character and appearance of the Listed Buildings, in accordance with policy E10 of the Burnley Local Plan, Second Review.
33. To ensure the satisfactory preservation of this listed building and to comply with policy E10 of the Burnley Local Plan, Second Review.
34. To ensure that the works and alterations to the buildings preserve and enhance the character and appearance of the Listed Buildings, in accordance with policy E10 of the Burnley Local Plan, Second Review.
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06/06/2008