

Application Number	2022/1982/LBC
Case Officer	Anna Jotcham
Site	Former Baileys Tannery Beckery Road Glastonbury Somerset
Date Validated	5 October 2022
Applicant/	I Tucker
Organisation	Beckery Island Regeneration Trust
Application Type	Listed Building Consent
Proposal	Repair and conversion of the former Baily's tannery and leather-working factory into multi-use workspaces.
Division	Glastonbury Division
Parish	Glastonbury Town Council
Recommendation	Approval
Divisional Cllrs.	Cllr Nick Cottle Cllr Susannah Hart

WHAT 3 WORDS

The application site can be found by entering the following words into the What 3 Words website / app (<https://what3words.com/>)

///streamers.compliant.complain

SCHEME OF DELEGATION

The parallel planning application conflicts with policy GL5 (Development at Morlands) of Local Plan Part II and represents a departure from the existing adopted Development Plan. It therefore seems prudent to refer the associated listed building application to Planning Committee as well.

SITE DESCRIPTION AND PROPOSAL

The application relates to a site containing two derelict building complexes that were once part of the Baily's leather works, a large historic industrial complex that included a number of tanneries. The two sets of buildings, known as Baily's West and Baily's East, are Grade II listed and on the Council's Historic Buildings at Risk Register. This denotes their significance to Glastonbury's local industrial history and the national importance of Baily's Tannery in its production of high-quality specialist leather goods, which held international renown.

The Baily's West Building is the old tannery and rug factory. It is composed of eight, three and four storey masonry buildings on a triangular plot between the mill stream and Beckery Old Road. The buildings were constructed in two main phases between 1868 and 1875; and 1880 and 1900.

The Baily's East Building is the old glove factory and engine house. It is composed of four, three storey buildings that were joined together in a line along the east side of Beckery Old Road. The Glove Factory and engine house (buildings 1 and 2) were built in 1890, and the drying stove was constructed in 1896.

The buildings are constructed in rubble Blue Lias limestone walls with brick outer/inner walls, with double roman tile and slate roofs. Timber/concrete floors and timber roofs span between the various structures creating large floors and high ceilings for industrial production. In 2016, a fire destroyed the interior of the Glove Factory (Building 1). The north gable, timber floors and roof were lost, but the masonry structure and primary steel floor beams are still intact and structurally stable.

Planning and listed building consents to convert the buildings into various uses (including offices, workshops, restaurant/bar, community space, micro-brewery, visitor facility and retail outlet) were granted in 2015 and 2019 but have now lapsed.

The current application, which forms part of the Glastonbury Town Deal, proposes to repair and convert the existing buildings to deliver 2,897m² of flexible space covering use classes B (General Industrial and Storage), E (Commercial, Business and Service) and F (Local Community and Learning). The proposed uses will comprise:

- Baily's West Building: Mixed uses, including offices, small workshops, storage, and a café.
- Baily's East Building: Mixed uses, including offices, small workshops, storage, and a media studio for lectures and music performance.

The application site incorporates two car parks to the north and west of the buildings. The area of car parking to the west has been reduced during the course of the planning application process, and the site plan has been subsequently revised.

A parallel planning application (ref: 2022/1981/FUL) is also under consideration.

RELEVANT PLANNING HISTORY

2014/0270/FUL – Mixed use redevelopment to include B1/B2 office and workshop with studio space, restaurant/bar, D2 community space, micro-brewery – APPROVED – 22.12.2015.

2014/0271/LBC – Mixed use redevelopment to include B1/B2 office and workshop with studio space, restaurant/bar, D2 community space, micro-brewery – APPROVED – 22.12.2015.

2018/2837/FUL – Proposed change of use and restoration of part of the derelict factory building to form a brewery, visitor facility and retail outlet – APPROVED – 09.12.2019.

2018/3005/LBC – Works in association with change of use and restoration of part of the derelict factory building to form a brewery, visitor facility and retail outlet – APPROVED – 09.12.2019.

2022/1981/FUL – Repair and conversion of the former Baily's tannery and leather-working factory into multi-use workspaces – PENDING CONSIDERATION.

SUMMARY OF ALL PLANNING POLICIES AND LEGISLATION RELEVANT TO THE PROPOSAL

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on local planning authorities to determine proposals in accordance with the development plan unless material considerations indicate otherwise. The following development plan policies and material considerations are relevant to this application:

The Council's Development Plan comprises:

- Mendip District Local Plan Part I: Strategy and Policies (December 2014)
- Mendip District Local Plan Part II: Sites and Policies Post JR Version (December 2022)
- Somerset Waste Core Strategy (2013)
- Somerset Mineral Plan (2015)
- Made Neighbourhood Plans

The following policies of the Local Plan Part I are relevant to the determination of this application:

- DP3 – Heritage Conservation

Other possible relevant considerations (without limitation):

- National Planning Policy Framework
- National Planning Practice Guidance

- Historic Environment Good Practice Advice in Planning Notes issued by Historic England

SUMMARY OF CONSULTATION RESPONSES

The consultation responses are summarised below. Full comments can be viewed on the public website.

Glastonbury Town Council – This is part of Glastonbury Town Deal Fund. Therefore, no discussion took place at the Town Council’s Planning Committee.

Conservation Officer – No objection, subject to conditions.

[Officer note: Comments submitted in response to parallel planning application].

Historic England – No comments. Defer to the Council’s specialist conservation and archaeological advisors.

Archaeologist – No objection, subject to conditions.

[Officer note: Comments submitted in response to parallel planning application].

Local Representations –

1 objection has been received raising the following issues (summarised):

- Inappropriate access and parking.
- Noise and disruption during the construction period.

ASSESSMENT OF RELEVANT ISSUES

IMPACT ON LISTED BUILDING

Policy DP3 (Heritage Conservation) supports proposals which preserve and, where appropriate, enhance the significance and setting of the district’s heritage assets.

There is also a duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when considering whether to grant listed building consent for any works, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’

It is also one of the core principles of the National Planning Policy Framework (NPPF) that heritage assets should be conserved in a manner appropriate to their significance.

Chapter 16 of the NPPF at paragraph 190 sets out that the local planning authority should

identify and assess the particular significance of any heritage asset. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Paragraphs 192-197 of the NPPF set out the framework for decision making relating to heritage assets and this assessment takes account of the relevant considerations in these paragraphs.

The former Baily's factory is a landmark building within the area and has architectural, archaeological, and historic interest as part of a late 19th century industrial complex. Details of the proposed repairs, alterations and conversion works to each of the buildings is provided in the Design, Access and Historical Statement (June 2022) and accompanying drawings.

The proposed physical works to the buildings are limited and mainly seek to revive the existing structures and make them fit for purpose with minimal intervention, whilst celebrating the buildings historic past and functions. General repairs include repointing stonework, fixing cracks in masonry, replacing decayed floor beams and roofs, and restoring windows. Other interventions relate to the installation of services (showers, toilets, kitchens, cleaner's stores, plant room etc.), changes to fenestration, insertion of insulation, removing / adding staircases, levelling floors, and remedying fire damage (reconstruction of Building 1 second floor and roof). Historic features, including the louvres, wrought iron steel drying stove and historic heating pipes will be restored and left in situ as a memory of the building's original function. A mild-steel balcony where an external staircase used to be, will be installed on the second-floor level, south elevation of Building H.

Externally, the key visual changes to the buildings are the reconstruction of Building 1 (second floor and roof which were damaged in the fire) and the demolition of the 1970s link building (Building 3) and erection of a highly glazed replacement link building. This is a 1970s blockwork construction which is not historically significant, and therefore the Conservation Officer has not raised any concerns about this element of the proposals.

Other external changes to the buildings relate to insertion of a mild steel balcony on Building H (second floor, south elevation) and reconstructing the chimney on Building I. The application also proposes to insert solar PV panels and hot water tubes on the roofs of Buildings A, C, D and F. However, given that these additions will be placed on tall buildings with largely hidden roof slopes, their placement is considered discrete and not visually intrusive or harmful to the listed building or the wider setting.

External changes beyond the footprint of the buildings relate to resurfacing the car parks and landscaping. Overall, it is considered that these changes, which are appropriate for the

intended commercial use, respect the historic setting and make a positive contribution to the public realm and surrounding streetscape.

The application has been scrutinised by the Conservation Officer during the application process. Responses to queries, along with revised drawings, have been received to satisfy concerns raised. Here it is considered that the proposals would be acceptable alterations which would preserve the special interest and significance of the listed building. There is a clear heritage benefit in the repair of the designated heritage asset which has been on the Council's Heritage at Risk Register since 2016. Allowing it to be brought back into use would be a considerable public benefit.

Subject to conditions which secure further details of various elements, the proposal accords with Policy DP3 (Heritage Conservation), part 16 of the National Planning Policy Framework and the primary legislation.

ARCHAEOLOGY

The site lies on the western edge of Glastonbury in the area around Beckery. The Baily's Buildings are recorded on the Somerset Historic Environment Record (HER; site number 23595).

The applicants have provided an Archaeological Impact Assessment, which identifies that there is some archaeological potential in this area but does not include some earlier building recording which has taken place (see Somerset HER). This earlier work should be incorporated into and form the basis for an up-to-date building recording survey that should be completed as part of a Written Scheme of Investigation for the site. Archaeological monitoring of the development and a report on any discoveries made should also take place. Both of these matters can be secured via conditions.

CONCLUSION

The proposal will make a significant contribution to the community of Glastonbury and would assist in the regeneration of the area generally. There are clear heritage and public benefits in repairing the listed buildings and bringing them back into use. No material harm to the designated heritage asset has been identified. The application meets the requirements of the primary legislation and relevant planning policies and is recommended for approval.

EQUALITIES ACT

In arriving at this recommendation, due regard has been given to the provisions of the Equalities Act 2010, particularly the Public Sector Equality Duty and Section 149. The

Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

Recommendation

Approval

Conditions

1. Standard Time Limit (Compliance)

The works hereby approved shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. Plans List (Compliance)

This decision relates to the following drawings:

16 Aug 2023 - 1000.1C - EXISTING LOCATION PLAN

16 Aug 2023 - 1000.2C - EXISTING SITE PLAN

30 Sep 2022 - 1000.3 - EXISTING EAST & WEST BUILDINGS GROUND FLOOR PLANS

30 Sep 2022 - 1000.4 - EXISTING EAST & WEST BUILDINGS FIRST FLOOR PLANS

30 Sep 2022 - 1000.5 - EXISTING EAST & WEST BUILDINGS SECOND FLOOR PLANS

30 Sep 2022 - 1000.7 - EXISTING EAST & WEST BUILDINGS THIRD FLOOR & ROOF PLANS

28 Feb 2023 - 1000.8 - EXISTING EAST BUILDING WEST & SOUTH ELEVATION

30 Sep 2022 - 1000.9 - EXISTING EAST BUILDING EAST & NORTH ELEVATION

06 Mar 2023 - 1000.10A - EXISTING WEST BUILDING EAST & WEST ELEVATIONS

08 Mar 2023 - 1000.11A - COURTYARD ELEVATIONS

30 Sep 2022 - 1000.12 - EXISTING EAST & WEST BUILDING CROSS SECTIONS

16 Aug 2023 - 1000.13 - EXISTING BAILYS BUILDINGS SITE PLAN

16 Aug 2023 - 1000.101E - PROPOSED LOCATION PLAN
13 Apr 2023 - 1000.103B - PROPOSED EAST AND WEST BUILDINGS
30 Sep 2022 - 1000.104 - PROPOSED EAST & WEST BUILDINGS FIRST FLOOR PLANS
30 Sep 2022 - 1000.105 - PROPOSED EAST & WEST BUILDINGS SECOND FLOOR PLANS
30 Sep 2022 - 1000.107 - PROPOSED EAST & WEST BUILDINGS THIRD FLOOR & ROOF PLANS
08 Mar 2023 - 1000.108A - PROPOSED EAST BUILDING WEST & SOUTH ELEVATIONS
13 Apr 2023 - 1000.109B - PROPOSED EAST BUILDINGS EAST & NORTH ELEVATION
17 May 2023 - 1000.110B - PROPOSED WEST BUILDING EAST & WEST ELEVATIONS
30 Sep 2022 - 1000.111 - PROPOSED WEST BUILDING COURTYARD ELEVATIONS
13 Apr 2023 - 1000.112B - PROPOSED EAST & WEST BUILDING - CROSS SECTIONS

Reason: To define the terms and extent of the permission.

3. **Internal and External Joinery and Rooflight Details - Submission of Details (Bespoke Trigger)**

No piece of internal or external joinery (of any material) or rooflights, including any glazed or timber panels, shall be installed or undertaken unless full details of that piece have been first submitted to and approved in writing by the Local Planning Authority. Such details shall be at full or half scale and shall include cross-sections, profiles, reveal, surrounds, materials, finish and colour. (The manufacturer, model number and size will suffice for the rooflights.) The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

4. **Rainwater Goods, Vents, Flues, External Attachments - Submission of Details (Bespoke Trigger)**

No individual item of rainwater goods, vents, flues, or other external attachments shall be fitted or installed unless in accordance with details of that piece that have first been submitted to and approved in writing by the Local Planning Authority. All such attachments shall be retained in that form thereafter.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

5. **Materials - Baily's East - Building 1; Roof Structure (Bespoke Trigger)**

No construction of the Baily's East; Building 1 new roof structure shall commence until drawn details of the construction of the new roof structure, a schedule of materials and finishes, and samples of the materials to be used in the external surfaces of that part of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

6. **Materials - Baily's East - North Gable and Chimney (Bespoke Trigger)**

No reconstruction of any part of the Baily's East north gable and chimney shall commence until a schedule of materials and finishes, and samples of the materials to be used in the external surfaces of that part of the development have been submitted to and approved in writing by the Local Planning Authority. Sample panels of all external walling materials, to be approved in writing by the Local Planning Authority, shall be erected on the site and kept on site for reference until the development is completed. The development shall thereafter be carried out only in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

7. **Sample Panel - Baily's East; Building 3 - Roofing (Bespoke Trigger)**

No construction of the roof to the Baily's East; Building 3 shall commence until a sample of the aluminium roof covering has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

8. **Details and Materials - Baily's West; South Elevation - Stairs (Bespoke Trigger)**

No installation of the steel stair on the Baily's West south elevation shall commence until full details of the stairs have been submitted to and approved in writing by the Local Planning Authority. Thereafter the work shall be carried out only in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

9. **Solar Equipment - Submission of Details (Bespoke Trigger)**

No part of the solar equipment shall be installed unless details have been first submitted to and approved in writing by the Local Planning Authority. Details should include a specification for the solar panels, details of their fixing to the roof, sufficient information to indicate the internal positions and routing of any cabling or other associated paraphernalia.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

10. **Solar Panels - Removal of Works - Failure to Produce Electricity (Bespoke Trigger)**

If any of the solar equipment hereby permitted fails to produce electricity/hot water for a continuous period of 6 months, a scheme for the repair or removal of the development shall be submitted to the Local Planning Authority for its written approval within 3 months of the end of that 6-month period. Where repairs or replacements are required, the scheme shall include a proposed programme of remedial works. Where removal is required, the scheme shall include a method statement and timetable for the dismantling and removal of the relevant panels and any necessary restoration works following removal. The relevant scheme shall thereafter be implemented in accordance with the approved details and timetable.

Reason: Planning permission has been granted on the basis of the development being operated for the production of renewable energy. Its removal is required should the production cease, in the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

11. **Materials - Baily's West; Building E - Louvres and Frames to Courtyard Elevation (Bespoke Trigger)**

Notwithstanding the annotations on the elevation drawing (ref: 1000.111), no existing louvres or their frames shall be replaced unless in accordance with a schedule and

drawings identifying the louvres and frames to be replaced which has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the work shall be carried out only in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

12. **Details - Internal Wall Insulation (Bespoke Trigger)**

Notwithstanding any indication on the application drawings, no internal wall insulation shall be installed unless in accordance with full details of how the insulation shall be installed, including drawn details of the extent of the insulation and in relation to the treatment around openings and decorative bricks and quoins, which has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the work shall be carried out only in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

13. **Details - Installation of Roof Insulation (Bespoke Trigger)**

No roof insulation shall be installed unless in accordance with full details of how the insulation shall be installed within the roof structure, including a drawn detail of any impact on the existing ridge height, which has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the work shall be carried out only in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

14. **Details - Replacement or Repair of Existing Roof Structure Members (Bespoke Trigger)**

No replacement or repair of any members of any existing roof structures shall be undertaken unless in accordance with a suitable roof structure plan to indicate the members to be replaced or repaired, and a report (including photographs) to demonstrate the reasons for replacement and/or details of repair, which have been submitted to and approved in writing by the Local Planning Authority. Thereafter,

the work shall be carried out only in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

15. **Materials - Replacement Roof Coverings (Bespoke Trigger)**

No roof coverings shall be replaced, wholesale or in part, unless in accordance with a roof plan to indicate the extent of replacement, and a specification and sample of the replacement material, which have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the work shall be carried out only in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

16. **Details - Submission of Details for Dormer (Bespoke Trigger)**

The dormer between Buildings C and G shall not be installed unless full details of the dormer have been first submitted to and approved in writing by the Local Planning Authority. Such details shall be at a scale of 1:20 (or an appropriate scale to be agreed) and shall include elevations, cross-sections, and materials. The works shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

17. **Repointing - Materials, Method Statements, Specifications and Sample Areas (Bespoke Trigger)**

No re-pointing shall be carried out (other than that to satisfy this condition) until:

- i. Elevation drawings indicating the extent of the proposed repointing have been first submitted to and approved in writing by the Local Planning Authority,
- ii. A method statement for the removal of any mortar has been first submitted to and approved in writing by the Local Planning Authority,
- iii. A sample area/s of mortar removal using the approved method in i. above has been provided in situ for inspection and approved in writing by the Local Planning Authority,
- iv. A method statement for the re-pointing and a specification for the mortar mix/es

have been submitted to and approved in writing by the Local Planning Authority, and

v. A sample area/s of pointing demonstrating colour, texture and finish, has been provided in situ for inspection and approved in writing by the Local Planning Authority.

The sample area/s of pointing shall be retained for reference until the work has been completed and the re-pointing shall be carried out in accordance with the approved areas, method statements, mortar specification and sample area/s.

Reason: to safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

18. Details - Submission of Details for Bay Window (Bespoke Trigger)

No works to repair or rebuild the bay window on the north elevation of Building A shall be carried out unless in accordance with a drawing to indicate the extent of stone replacement and repair, and a specification and sample of the replacement material and details of any repair, which have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

19. Details - Structural Repairs to Elevations (Bespoke Trigger)

No structural repairs to any elevation shall be undertaken unless in accordance with an elevation drawing indicating the location of any such repairs, and a report from a structural engineer and conservation-accredited Architect setting out the reasons for and details of each repair, which have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the work shall be carried out only in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

20. Details - Repairs to Cast Iron Windows (Bespoke Trigger)

No repairs to any cast iron windows, including re-glazing, shall be undertaken unless in accordance with an elevation drawing indicating the location of any such repairs, and a report, including photographs, from an appropriate specialist setting out a specification for each repair, which have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the work shall be carried out only in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

21. **Details - Schedule of Interior Treatments and Finishes (Bespoke Trigger)**

Notwithstanding any indication on the application drawings, no works shall be undertaken to interior walls, ceilings or floors unless a schedule has been first submitted to and approved in writing by the Local Planning Authority. The schedule should describe the proposed treatments and finishes for walls, ceilings and floors, including the floor and ceiling makeup and any proposed treatments to address damp, and make the location of each treatment and/or finish clear in a written schedule and/or annotated drawings as necessary. The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building in accordance with policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (adopted 2014).

22. **Sample Panel and Method of Attachment - Baily's East, Building 3 - Walling (Bespoke Trigger)**

No construction of the walls to the Baily's East, Building 3 shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces of that part of the development, and details of how Building 3 is to be attached to the existing building, have been submitted to and approved in writing by the Local Planning Authority. Sample panels of all external walling materials, to be approved in writing by the Local Planning Authority, shall be erected on the site and kept on site for reference until the development is completed. The development shall thereafter be carried out only in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

23. **Details and Method of Attachment - Baily's East, Building 3 - Stair and Lift (Bespoke Trigger)**

No installation of the stair or lift to the Baily's East, Building 3 shall commence until details of the stair and lift, and details of how the stair and lift are to be attached to any historic fabric, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

24. **Details - Baily's East, Building 1 - Internal Structure (Bespoke Trigger)**

No installation of any replacement or new internal structure of the Baily's East, Building 1 shall commence until drawn details of the construction of the internal structure, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the significance of the designated heritage asset in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

25. **Archaeology - Watching Brief (Pre-commencement)**

No development shall commence, except archaeological investigation work, until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work should provide a controlled watching brief during ground works on the site, with provision for excavation of any significant deposits or features encountered and shall be carried out by a competent person(s) and completed in accordance with the approved written scheme of investigation.

Reason: The site is within an area of significant archaeological interest and the Council will wish to examine and record items of interest discovered in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014). This is a condition precedent because archaeological remains and features may be damaged by the initial development works.

26. **Archaeology - Post Excavation and Publication (Pre-occupation)**

No development approved by this permission shall be occupied or brought into use until the applicant, or their agents or successors in title, has secured the implementation of a programme of post-excavation analysis in accordance with a publication plan which has been submitted to and approved in writing by the Local Planning Authority. The programme of post-excavation analysis shall be carried out by a competent person(s) and completed in accordance with the approved publication plan, or as otherwise agreed in writing with the Local Planning Authority.

Reason: The site has produced significant archaeological findings and the Council will wish to publish or otherwise disseminate the results in accordance with Policy DP3 of the Mendip District Local Plan Part 1: Strategy & Policies 2006-2029 (Adopted 2014).

Informatives

1. In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Framework by working in a positive, creative and pro-active way.
2. The responsibility for ensuring compliance with the terms of this approval rests with the person(s) responsible for carrying out the development. The Local Planning Authority uses various means to monitor implementation to ensure that the scheme is built or carried out in strict accordance with the terms of the permission. Failure to adhere to the approved details will render the development unauthorised and vulnerable to enforcement action.

3. Condition Categories

Your attention is drawn to the condition/s in the above permission. The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Failure to comply with these conditions may render the development unauthorised and liable to enforcement action.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, which is 116GBP per request (or 34GBP where it relates to a householder application). The request must be made in writing or using the Standard Application form (available on the council's website). For clarification, the fee relates to each request for the discharge of condition/s and not to each condition itself. There is a no fee for the discharge of conditions on a Listed Building Consent, Conservation Area Consent or Advertisement Consent although if the request concerns condition/s relating to both a planning permission and Listed Building Consent then a fee will be required.

4. **Material Samples**

In order to seek approval for details reserved by conditions relating to the approval of external walling and roofing materials, please ensure that materials are left on site for approval and NOT brought to the Council Offices. When applying for the approval of materials you must provide photographs of the materials in the context of the site, and state precisely where on site any samples have been made available for viewing.

5. **Legal Protection Afforded to Bats and Bat Roosts**

The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation Habitats and Species Regulations 2017 (and as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019). In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop, and advice is sought from a suitably qualified, licensed, and experienced ecologist at the earliest possible opportunity.

