

<b>ITEM:</b>		<b>RECOMMENDATION:</b>	APPROVAL
<b>REF NO:</b>	3PL/2020/1028/LB	<b>CASE OFFICER</b>	Chris Hobson
<b>LOCATION:</b>	SWAFFHAM Old School House, 18 Market Place	<b>APPNTYPE:</b>	Listed Build Consent
<b>APPLICANT:</b>	A.R. and V. Investments Ltd c/o Homefields Peddars Lane	<b>POLICY:</b>	In Settlemnt Bndry
<b>AGENT:</b>	John Putman The Hollies 4 Station Road	<b>CONS AREA:</b>	Y
<b>PROPOSAL:</b>	Change of use including alterations to listed buildings, demolition of buildings, and erection of 6 no. Town houses with revised access to form 18 no. Dwellings. (Amended Description)		
		<b>LB GRADE:</b>	N
		<b>TPO:</b>	N

#### **REASON FOR COMMITTEE CONSIDERATION**

The application is for a major development and this application forms a resubmission of a recent application for development on a site that was also heard at Planning Committee.

#### **KEY ISSUES**

The key issues are:

- The impacts of the proposed development on the significance and character and appearance of the Listed Buildings

#### **DESCRIPTION OF DEVELOPMENT**

This application seeks listed building consent for the works required to the listed buildings as part of a scheme for the conversion, alteration and demolition of buildings to form 18 dwellings at 18 and 20 Market Place, Swaffham and accompanies application reference 3PL/2020/1027/F which seeks full permission for the proposed scheme.

This application is a resubmission of a previously refused scheme for the redevelopment of the site, comprising of change of use including alterations to listed buildings and erection of 8 no. town houses with revised access to form a total of 20 no. dwellings, reference 3PL/2019/0196/LB.

Listed building consent is sought for the change of use of and alterations of listed buildings at the site to form a total of 18 dwellings, including six new town houses. The Grade II Listed 18 and 20 Market Place to form a five bedroom dwelling and a four bedroom dwelling. Change of use of the former school rooms internally within the site, which are within the Listed Building Curtilage and are therefore also listed to six dwellings (five no. two bed terraces and one no. one bed terrace). Conversion of the Old Gymnasium facing Whitsands Road which is also listed by being within the curtilage to form four dwellings, comprising of three no. four bedroom dwelling and one two bedroom dwelling. Together with the erection of six new build properties in the central part of the site.

The proposal includes works to the site accesses and subdivision to form private gardens, communal space and parking courts. The new build town houses all follow a modern architectural style but with conventional form. A red brick is proposed as the wall material with a zinc clad roof.

The listed building no. 18 Market Place is 8.5m in height (to ridge) with red brick and and grey slate. Adjoining Listed property 20 Market Place is 8.3m in height (to ridge) with red brick and incised imitation stone render. These key described key features will not be altered by the change of use.

The curtilage listed classroom block comprises a two storey building and an earlier single storey building with red brick walls and slate roof (higher element) and clay pantile roof (lower element). These key described key features will not be altered by the change of use.

The curtilage listed gymnasium building facing Whitsands Roads is a two storey property with red brick and cream render walls and dark grey tile roof. These key described features will not be altered by the change of use.

The proposals also involve the demolition of two buildings within the site in order to make way for the new town house, which are considered to be curtilage listed by way of being located within the curtilage of nos. 18 and 20 Market Place.

## **SITE AND LOCATION**

The site is the former Hammond School Site, a former boarding grammar school with accommodation and gymnasium and large grassed lawn area and extends to 0.42ha. The site was later used as Hammonds sixth form, and it is understood that the gymnasium was used for and licensed for public entertainment, theatre, music and dance, and part of the site last being used briefly as an antiques centre.

The Grade II Listed Buildings at nos. 18 and 20 Market Place are thought to date from the 18th Century. Number 18 is known as The Old School House and Number 20 is known as Old Bank House. Two structures within the site are also listed which is Gate Piers and wall to the north of No.18 and Gate Piers and wall at Whitsands Road. The first use of the these properties was as private dwellings and pleasure garden to the rear.

A single storey classroom building dating to 1900 adjoins the rear of the original townhouse at 20 Market Place. The adjoining two storey classroom building is thought to be erected in 1912 due to a dated stone, although there form appears on ordnance survey mapping from 1905.

The gymnasium for the school was erected in 1931 and later went onto be used as a hall licensed for public entertainment, theatre, music and dance.

The site as existing has two modern buildings, a single storey classroom building attached to the West end of the taller classroom block and an insubstantial and deteriorating prefabricated timber framed workshop block in the centre of the site.

A key feature within the centre of the site is a large category B Beech Tree.

Having now experienced a significant period of lack of use and vacancy the buildings and site in general

appear untidy and need of repair, and have been subject to a number of recent incidents of vandalism and anti-social behaviour.

#### **RELEVANT SITE HISTORY**

3PL/2020/1027/F - Change of use including alterations to listed buildings, demolition of two existing buildings and erection of 6 no. Town houses with revised access to form 18 no. Dwellings. (Amended Description) - Under consideration.

3PL/2019/0195/F - Change of use including alterations to listed buildings and erection of 8 no. Town houses with revised access to form 20 no. Dwellings - Refused for the following reasons:

1. Insufficient assessment of the impact to the identified Heritage Assets had been submitted in support of the application, and therefore the application does not meet the requirements of paragraph 189 of the National Planning Policy Framework 2019.

The development would cause less than substantial harm to the Listed Buildings and Conversation Area due to the degradation of the historic layout of the site together with the scale and massing of the new build units which are overbearing. The elevation design of the new build units is also considered unacceptable and would neither respectfully reflect the existing design of heritage assets or contrast in a complimentary manner. In these circumstances paragraph 196 of the National Planning Policy Framework (2019) advises that the harm should be weighed against the public benefits of the proposal. Due to the poor level of residential amenity for the future occupants, overshadowing to a neighbours gardens and damage to a category B tree it is considered that there is no substantial public benefits that outweigh that harm. A further consideration is that the aspect of the proposal causing the harm, which is the new build element, is not needed to facilitate the re-use of the Listed Buildings. The development is therefore contrary to Breckland Council Core Strategy and Development Control Policies Development Plan Document (2009) Policy DC 17 as well as having regards to paragraph 196 of the National Planning Policy Framework (2018) and the Planning (Listed Building and Conservation Areas) Act 1990.

2. The development would cause significant overshadowing to 5 Settlers Courts garden and create a sense of enclosure to 3 and 4 Hollywell Gardens properties. In addition, the new residential units (both new build and conversion) would have poor amenity due to overshadowing and overlooking of private rear gardens. The proposal therefore fails the requirements of the Breckland Council Core Strategy and Development Control Policies Development Plan Document (2009) Policy DC 1 and paragraph 127 of the National Planning Policy Framework 2019.

3. The development would compromise the health and integrity of a large category B Beech Tree in the center of the site and therefore conflicts with Core Strategy and Development Control Policies Development Plan Document (2009) Policy DC 12 and National Planning Policy Framework (2019) paragraph 170.

3PL/2019/0196/LB - Change of use including alterations to listed buildings and erection of 8 no. Town houses with revised access to form 20 no. Dwellings - Refused for the following reason:

1. Insufficient assessment of the impact on the significance of identified Heritage Assets had been submitted in support of the application, and therefore the application does not meet the requirements of paragraph 189 of the National Planning Policy Framework 2019.

The development would cause less than substantial harm to the significance of Listed Buildings and Conversation Area due to the degradation of the historic layout of the site together with the scale and massing of the new build units which are overbearing. The elevation design of the new build units is also considered unacceptable and would neither respectfully reflect the existing design of heritage assets or contrast in a complimentary manner. In these circumstances paragraph 196 of the National Planning Policy Framework (2019) advises that the harm should be weighed against the public benefits of the proposal. Due to the poor level of residential amenity for the future occupants, overshadowing to a neighbours gardens and damage to a category B tree it is considered that there is no substantial public benefits that outweigh that harm. A further consideration is that the aspect of the proposal causing the harm, which is the new build element, is not needed to facilitate the re-use of the Listed Buildings. The development is therefore contrary to Breckland Council Core Strategy and Development Control Policies Development Plan Document (2009) Policy DC 17 as well as having regards to paragraph 196 of the National Planning Policy Framework (2018) and the Planning (Listed Building and Conservation Areas) Act 1990.

3PL/2017/0346/F - Conversion of buildings to 6 dwellings with on site parking - Withdrawn

3PL/2017/0635/LB - Changes to fenestration & internal alterations associated with change of use of antique centre into 6 dwellings - Withdrawn

3PL/2017/0636/LB - Alterations to fenestration, removal of staircase & internal alterations associated with change of use to the old gymnasium to four town houses (amended proposal) - Approved

3PL/2017/0347/F - Conversion of the Old Gym into four town houses, provision of car parking and associated works (amended proposal) - Approved

3PL/2016/0571/CU - Change of use of school gym to residential - Withdrawn

3PL/2013/0380/CU - Change of use to mixed use, antique/craft emporium, ancillary cafe, assembly/leisure, residential - Approved

3PL/2013/0380/CU - Change of use to mixed use, antique/craft emporium, ancillary cafe, assembly/leisure, residential - Approved

3PL/2010/1365/F - Redevelopment of the Hammonds High School Site of 18 The Market Place, Swaffham, to provide 14 dwellings - Withdrawn

3PL/2010/1366/LB - Redevelopment of the Hammonds High School Site of 18 The Market Place, Swaffham, to provide 14 dwellings - Withdrawn

#### **POLICY CONSIDERATIONS**

The following policies of the Breckland Local Plan, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

ENV07	Designated Heritage Assets
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NP	Neighbourhood Plan

NPPF	National Planning Policy Framework (Revised 2021)
NPPG	National Planning Practice Guidance

### **OBLIGATIONS/CIL**

A S.106 Agreement secured to the planning permission would be necessary to secure the following planning obligations:

- The approval of a phasing plan for the entirety of the development including for the repair works to the listed buildings, prior to the commencement of development;
- Approval of a schedule of repair works to the listed building prior to the commencement of development;
- The payment of the Heritage Bond (financial contribution) to be paid in phases to the Council which would then be repaid to the developer to fund the repair of the listed buildings in accordance with the stages approved in the phasing plan and schedule of works;

### **CONSULTATIONS**

#### **HISTORIC BUILDINGS CONSULTANT**

No objection to the proposed amendments - as per recent discussion with Historic England and Case Officer.

#### **JULIE BROWN-RIGBY**

It would appear that means of escape issues have been addressed and therefore no further comments.

#### **HISTORIC ENGLAND**

Historic England has previously provided comments on this scheme in our letter of the 25th of May 2021 in which we raised some concerns regarding the proposal. At that point in time the Listing Team were conducting a full listing review of site as part of the High Street Heritage Action Zone scheme which looked at all the buildings on the plot. This resulted two amendments to existing list entries, firstly both number 18 and 20 Market Place were given individual list entries and secondly the Rear Gate Pier was amended to include the historic boundary wall which dates to 18th century. Following the Listing Assessment a site meeting was held on 2nd November with the agent and the Council to discuss the amended list entries and the concerns we raised in our letter of advice. Amended plans have now been submitted to the Council which reflect what was discussed on site. The new plans largely address our concerns and Historic England has no objection to the application should the council be minded to grant planning permission.

Historic England has no objection to the application on heritage grounds and welcomes the amended plans which address our previous concerns. We suggest that the council seek either a Section 106 or place a condition on any consent in order to secure the repair of Number 18 and 20. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 189, 197, 199 and 200.

<b>LISTED BUILDING SOCIETIES</b>	No Comments Received
<b>SWAFFHAM TOWN COUNCIL</b>	No Comments Received
<b>TREE AND COUNTRYSIDE CONSULTANT</b>	No Comments Received
<b>NORFOLK COUNTY COUNCIL HIGHWAYS</b>	No Comments Received

**Joint Committee for the National Amenity Societies (JCNAS) - No comments received to date.**

## REPRESENTATIONS

The application has been publicised by way of notification to surrounding property owners/occupiers, notice displayed on the site, notice in the local press, publication on the weekly list.

The Council has received one representation in support of the application.

## ASSESSMENT NOTES

### 1.0 Heritage Considerations and Enabling Development

1.1 Section 66(1) of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) states that the Local Planning Authority "shall 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". With respect to Conservation Areas Section 72 of the above act requires that LPA's to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

1.2 Policy ENV07 of the Breckland Local Plan (adopted) states that "The significance of designated heritage assets (including their settings), such as listed buildings, scheduled monuments, registered parks and gardens and conservation areas, will be conserved, or wherever possible enhanced." The policy goes on to state that "Development that will affect any designated heritage asset will be subject to comprehensive assessment and should conserve or, wherever possible, enhance the architectural and historic character, appearance and setting of the asset."

1.3 Policy ENV07 goes on to state that "The conversion of listed buildings for economic or residential purposes in locations that would otherwise be unacceptable will be considered where this would ensure the retention and ongoing conservation of the building. Proposals will be considered having regard to national policy and relevant guidance."

1.4 With particular regard to the Swaffham Conservation Area Policy HBE3 of the Swaffham NP states that "Development proposals within the Conservation Area should preserve or enhance its character or appearance. In particular, proposals that respond positively to creating an attractive public realm, local townscape and the quality and appearance of the conservation area will be supported".

1.5 Paragraph 199 of the NPPF states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation ..".

1.6 Of particular importance to this application is paragraph 202 of the NPPF which states that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

1.7 The site comprises the grade II Listed Buildings of 18 Market Place, 20 Market Place and the grade II Listed gate piers and wall along Market Place and grade II Listed gate piers and wall on Whitsands Road which are all listed of national importance in their own right. The site also sits immediately adjacent to a Grade II\* Listed Building at Oakleigh House to the north and together these assets also have value as a group of historic buildings. As a result the site is located in a very sensitive location and the proposed development has the potential to impact on a number of designated and undesignated heritage assets.

1.8 Following the previous refused application and during this current application the Council has worked alongside Historic England and the applicants to develop a revised scheme and application package. This work has involved the reassessment of the listed buildings on site by Historic England and amendments to the layout and design of the proposed new build townhouses, and also the retention of the majority of the historic boundary wall which forms part of the listed gate piers towards on to Whitsands Road. Whilst a section of the historic wall would be lost and there would subsequently be harm caused to the significance of the heritage asset, the loss is necessary to provide the access and parking areas and provide the new build town houses, which are enabling the funding for the repair works to the listed buildings of 18 and 20 Market Place. It is also noted that the majority of the wall would be retained and where the wall would be lost the new build townhouses have been designed to follow the line of the historic wall. The resultant harm is therefore not considered substantial when considering the tests set out in the NPPF.

1.9 The enabling development of the new build townhouses also necessitate the loss of the modern detached prefabricated building and a kitchen and WC block both dating to the 20th century which are curtilage listed and have value as part of the group of buildings that reflect the sites earlier use as a school. However, these buildings have limited historic and architectural interest in themselves and as such the harm from their loss is considered less than substantial. Otherwise, the revised proposals are considered to provide for the sensitive re-use and refurbishment of the grade II Listed Buildings at 18 and 20 Market Place and the most significant curtilage listed buildings being the classroom and gymnasium buildings.

1.10 With regards to the impact on the setting of nos. 18 and 20 Market Place, the introduction of the additional single, two and three storey built form of the town houses would disrupt the openness and views to and from these listed buildings. However, it is noted that the views to and from the listed buildings are currently disrupted by existing buildings and walled enclosures within and around the site. The proposals seek to retain an enclosed area of open space to the rear of nos. 18 and 20 Market Place, which would reflect the historic character and setting of these townhouse. As a result, the degree of harm is considered less than substantial. With regards to the impact on the setting of the Grade II\* Listed Oakleigh House, given that the setting of this nationally important heritage asset has already to a degree been compromised by the new bungalows to its rear at Settlers Court, and the existence of intervening buildings, it is not considered that the new build townhouses would cause any significant harm to its setting and important views to and from Oakleigh House.

1.11 The Councils Historic Buildings Officer has raised no objections to the revised scheme and application. Historic England have also now raised no objections to the revised scheme subject to a condition or section 106 Agreement that requires the new dwellings to be built out in phases in order to fund the repairs and works to nos. 18 and 20 Market Place. Given that the repair works to nos. 18 and 20 Market Place are cross funded from the remainder of the development there is a need for the development to be built out in phases in order that the necessary repair works are undertaken at a point in time which is both viable and necessary to retain their significance. As such, it is considered necessary that this be secured through an appropriately worded legal agreement.

1.12 As harm has been identified to the above heritage assets by way of the loss of part of the historic boundary wall, two more modern curtilage listed buildings, and from the impact of the new build development on the appreciation and setting nos. 18 and 20 Market Place, caselaw is clear that section 66 of the Planning (Listed Building and Conservation Areas Act) 1990 (as amended) instigates a presumption against granting permissions unless there are over-riding reasons of public interest that would outweigh the harm caused. In this instance, the proposed new build townhouse's are an enabling form of development and are necessary to provide the funds to repair the Grade II Listed Buildings on site and bring them back into use. The application has been supported by a Viability Report and evidence which has been independently reviewed on behalf of the Council and the conclusions of which have been acknowledged by the Council's assessors.

Without the proposed new build town houses there would be a conservation deficit of £212,700. Whilst still on the margins of viability the evidence submitted demonstrates that the six new build townhouses are the minimum necessary to achieve a viable development and secure the repair and retention of the listed buildings on site.

1.13 The proposals would fund the necessary repair works to nationally important heritage assets, bring these heritage assets back into viable long term use; as a result enhancing the character and appearance of a prominent site within the Swaffham Conservation Area and Town Centre; and through providing for 18 new dwellings the proposals would increase the supply of housing to meet the needs in the District. Accordingly the benefits of the proposals are considered to be significant and to outweigh the harm caused to the heritage assets and the presumption against granting permission.

1.14 With respect to the similar test set out in paragraph 202 of the NPPF, the harm identified to designated heritage assets is considered to be less than substantial and in this harm needs to be weighed against the public benefits. It is noted from the comments of Historic England that the nationally important heritage assets on site are in need of urgent repair and refurbishment. As is evident from the planning history of the site there have been a number of proposed schemes that have obtained permission by different owners but have not been successfully implemented. The long-term viable re-use and conservation of the listed buildings in their current form requires substantial expense and whilst still being on the margins of viability, the proposals provide for a reasonable and achievable scheme to secure this which is itself considered to be a significant public benefit.

1.15 As noted above the public benefits of the proposals include the repair and preservation of the listed buildings on site, the enhancement to the character and appearance of the Swaffham Conservation Area and town centre, and the 18 new homes boosting the housing supply in the District, along with the associated economic benefits derived from the investment and construction of the dwellings and the ongoing spend of occupants in the local economy. Accordingly, the benefits of the proposals in bringing back into use are considered to be substantial, in the public benefit and outweighing the less than substantial harm caused. The proposed development is therefore considered to accord with the tests set out in paragraph 202 of the NPPF.

## 2.0 Conclusion

2.1 The proposed works are part of a scheme that would deliver additional housing within a sustainable location, making use of previously developed land and within a settlement at the upper end of the settlement hierarchy within the Breckland Local Plan (adopted). The proposals however do cause less than substantial harm to the significance of listed buildings on site. Nevertheless, it is considered that the public benefits in enabling the much needed repair of the listed buildings, providing them with a viable long term use, and allowing for the maintenance of the nationally important heritage assets in perpetuity, the improved appearance of a prominent site in the Swaffham Conservation Area and town centre, and the social and economic benefits associated with the delivery of 18 new homes would outweigh the respective harm caused and be in the public benefit.

2.2 Independent review of the viability of the proposals demonstrates that the proposed scheme is the minimum necessary on the site to deliver a viable scheme and enable the repair of the listed buildings and for the ongoing long term use and in doing so would preserve the heritage assets on site.

2.3 Conditions are recommended to secure a full schedule of works, ensure appropriate use of materials, design and materials of openings, mortar and bonding details.



2.4 It is therefore recommended that permission is granted subject to no objections being raised by the National Amenity Societies, and the conditions set out below and following the execution of a suitable Section 106 Agreement to secure the planning obligations identified above.

**RECOMMENDATION**

The application is recommended for approval subject to no objections being raised by the National Amenity Societies, and the conditions set out below and the delegated authority being given to officers to enter into a s.106 Agreement to secure the planning obligations identified above.

**CONDITIONS**

- 1 Full permission 3 year time limit LB & CA**

The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.

Reason for condition:- To comply with section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended).
- 2 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:- To ensure the satisfactory development of the site, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).
- 3 Full schedule of works**

No development shall take place until an appropriate full schedule of works has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason for condition:- The details are required prior to the commencement of development to ensure the special architectural and historic interest of the building as required by Policy ENV07 of the Breckland Local Plan (adopted 2019).

**This condition will require to be discharged**
- 4 Window details to be agreed**

No works to the existing windows or proposed openings shall take place on the site unless or until the following details have been submitted to and approved in writing by the Local Planning Authority:

  - Detailed drawings of the proposed windows at a scale of no less than 1:10 and timber profiles of a scale no less than 1:2.

The development shall be carried out in accordance with the approved details.

Reason for condition:- The details are required prior to any works to the windows or openings to enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by Policy ENV07 of the Breckland Local Plan (adopted 2019).

**This condition will require to be discharged**

**5 External wall and roof materials to be agreed**

No development shall commencement above slab level, unless or until precise details, (including samples where required), of the materials used in the construction of the external walls and roof(s) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.

Reason for condition:- To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policies COM3, GEN2 and COM1 of the of the Breckland Local Plan (adopted 2019).

**This condition will require to be discharged**

**6 Details of gates to accesses and private garden areas**

No development shall commencement above slab level, unless or until details, including a Site Plan (scale not less than 1:200) and elevation drawings (scale 1:100) and specifications of the following:

- provision of a lockable pedestrian only access from Whitsands Road into the site immediately to the north of the approved new vehicular access;
- lockable side/rear gates between the communal areas on site and the private amenity spaces for the approved dwellings on site.
- secure bin storage area.

The development shall thereafter be carried out in accordance with the approved details.

Reason for condition:- In order to provide for secured by design guidance, discourage crime and fear of crime and in the interests of the satisfactory appearance of the development in accordance with policies GEN02 and COM01 of the Breckland Local Plan (adopted 2019).

**7 Facing bricks and bond to be agreed**

Prior to the commencement of any works above slab level precise details, (including samples where required), of the external brickwork and bond used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.

Reason for condition:- To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policies GEN02 and COM01 of the Breckland Local Plan (adopted 2019).

**This condition will require to be discharged**

**8 Mortar to be agreed**

Prior to the commencement of any works above slab level, details of the colour, texture and mix of mortar shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason for condition:- To enable the Local Planning Authority to ensure the satisfactory

appearance of the development, as required by Policies GEN02 and COM01 of the Breckland Local Plan (adopted 2019).

**This condition will require to be discharged**

**9**

**Archaeological building survey**

No demolition shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording which has first been submitted by the applicant and approved in writing by the Local Planning Authority. The programme of historic building recording will comprise a photographic survey of the historic school buildings for which a brief is available from the Norfolk County Council Historic Environment Service.

Reason for condition:-

Details are required prior to commencement to secure the recording and preservation of previously below ground heritage assets in accordance with Policy ENV07 and ENV08 of the Breckland Local Plan (Adopted).

**12**

**Variation of approved plans**

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.