

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09490 & PL/2025/09626
APPLICATION TYPE:	Full planning permission & Listed Building Consent
SITE ADDRESS:	12 Martingate Centre and 13 High Street, Corsham SN13 0HL
DEVELOPMENT DESCRIPTION:	Kitchen ventilation and ASHP plant associated with approved hotel and brasserie at 13 High St Corsham in the setting of the listed building.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION

The application site is located within the core area of the town of Corsham, on the northern side of the Martingate Shopping Centre but very closely related to no.13 High Street to which the application site is adjoined and has an overlapping area and planning history (as below).

The character of the immediate locality is clearly one of town centre location, with the terraced form of traditional buildings on High Street having a predominantly retail character at ground floor level with full length glazed windows, although buildings of more 'residential' appearance are not uncommon along High Street and, being of this general character itself – with traditional sash windows and a bay projection. Within Martingate, the character remains one of retail with some residential and / or ancillary uses at first floor level, being within a more enclosed pedestrian street.

This application is bound by the building of No.13 itself to the east and no.14 Martingate to the west, to the south is the pedestrian street of Martingate and to the north is cul-de-sac parking set to the rear of these buildings. Martingate has retail frontage on both sides and is designated as a 'Primary Retail Frontage Area'.¹

The site lies within the Corsham Conservation Area within which there are a number of listed buildings, including many along the frontage of High Street and No.13 High Street (Grade II), with the list description stating (List Entry No. 1284244):

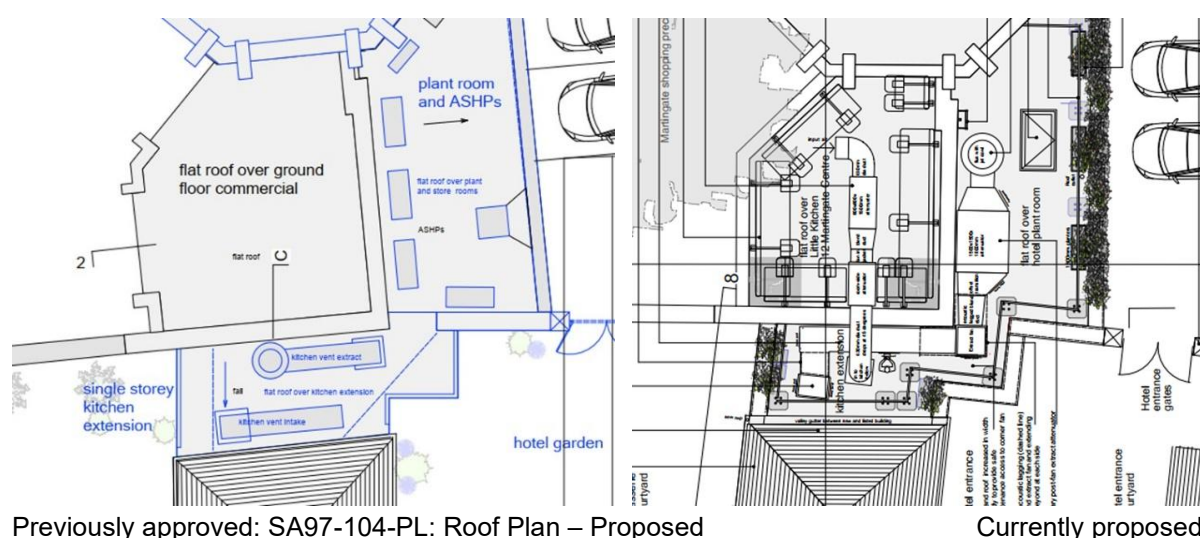
"CORSHAM HIGH STREET ST 8770 (west side) 5/202 No 13 (Lloyds Bank) 20.12.60 GV II House now bank, earlier C18, painted roughcast with ashlar dressings and stone tiled roof, coped gables and one ridge stack. Two storeys and attic. Raised plinth, pilaster strips, moulded cornice and parapet. Main range, to right has 2 hipped dormers, 5-window range with pilaster strips each side, cornice broken forward over and moulded course stepped up as hoodmould over ground floor windows. Upper windows in bead-moulded raised surrounds, three 12-pane sashes alternating with 2 blank windows. Ground floor plate glass sashes in moulded architraves, one to left of door, pair and single to right. Six-panel door in raised bead- moulded surround with strip each side up to scroll pediment on consoles. To right of main range is late C18 or early C19 two- storey bay with cornice and parapet carried around, raised band and plinth. Twelve-pane sashes to first floor, plate glass sashes below, continuous sills. To left is one- window range framed by pilaster strips as on main range, upper 12-pane sash in bead- moulded

¹ North Wiltshire Local Plan 2011, Saved Policy R1: Town Centre Primary Frontage Areas

raised surround, ground floor plate glass sash in moulded architrave with moulded course stepped as hoodmould over. Moulded course and cornice break forward over pilasters. Hipped lean-to on south end. Rear of main range has projecting gable with flush cyma-moulded windows and dripstones and TH 1737 scratched on south side wall. Curved stair projection to right.

PROPOSAL

This application follows recent permissions for the change of use of the building from bank to hotel with ancillary restaurant, and associated works (PL/2022/09459 & PL/2022/09717). This application is directly related to those approvals (planning permission and related listed building consent) permission, in effect seeking to amend the details and arrangement of necessary plant. For clarity, a comparison of the previously approved arrangement – with the plant on the roof to no.13, and the currently proposed arrangement – with the plant re-located to above no.12 Martingate, is shown below:



The application also includes the provision of ASHP equipment set within the car park area, and associated amendments to the parking arrangement.

PLANNING HISTORY

The site has been subject to a large number of applications previously, the most relevant of which are included below. Of most direct relevance to these applications are PL/2022/09459 & PL/2022/09717 which granted permission for change of use of the building from bank to hotel with ancillary restaurant, and associated works. This application is directly related to that permission, in effect seeking to amend the necessary plant details and arrangement.

Proposal / Summary
14/01782/FUL - Full planning permission Decision - Withdrawn Date: 17/4/2014 – Replacement of Existing ATM & Move Forward within Archway
14/02105/LBC - Listed building consent Decision - Withdrawn Date: 17/4/2014 – Replacement of Existing ATM & Move Forward within Archway
17/07852/LBC - Listed building consent Decision - Approve with Conditions Date: 5/10/2017 – Removal of external signage and an external ATM

18/12074/FUL - Full planning permission Decision - Withdrawn Date: 31/7/2019 – Change of use from Bank throughout to A3 at ground, bed and breakfast above including demolition of recent extension and minor alterations to interior and exterior. Erection of new 3 bed dwelling and new car park layout in the car park /service yard at re
19/00103/LBC - Listed building consent Decision - Withdrawn Date: 31/7/2019 – Change of use from Bank throughout to A3 at ground, bed and breakfast above including demolition of recent extension and minor alterations to interior and exterior. Erection of new 3 bed dwelling and new car park layout in the car park /service yard at re
N/06/00973/FUL - Full planning permission Decision - Withdrawn Date: 26/5/2006 – Alterations to Existing Building to Accommodate Gymnasium / Fitness Centre on Existing Flat Roof
PL/2022/09459 - Full planning permission Decision - Approve with Conditions Date: 26/3/2024 – Change of use from Bank to boutique hotel with ancillary brasserie style restaurant and retail wine merchant at ground floor, including additional new accommodation at the rear of the building for kitchen and plant rooms, demolition of more recent element
PL/2022/09717 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 26/3/2024 – Change of use from Bank to boutique hotel with ancillary brasserie style restaurant and retail wine merchant at ground floor, including additional new accommodation at the rear of the building for kitchen and plant rooms, demolition of more recent element
PL/2024/09659 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 11/4/2025 – Minor structural amendments required due to unforeseen structural issues discovered during initial opening up works on site, and revision of Internal layout, relocating a new plasterboard partition to accommodate a larger kitchen. Revisions to scheme cons

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 16 requires that **special regard** be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

The National Planning Policy Framework (NPPF) sets out government policy, including in respect of the historic environment. Section 16 ('Conserving and enhancing the historic environment') sets out the Government's high-level policies concerning heritage and sustainable development.

Paragraphs 213-215 of the NPPF require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved. Paragraph 210 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance provides guidance on interpreting the NPPF.

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 11 Spatial Strategy for the Corsham Community Area]
- Core Policy 38 Retail and Leisure
- Core Policy 39 Tourist Development
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 55 Air Quality;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;

North Wiltshire Local Plan 2011 (NWLP, Saved Policies)

R2: Town Centre Secondary Frontage Areas

R7: Upper Floors in Town Centres

Corsham Neighbourhood Plan (made Nov.2019)

Policy CNP ED1 – Ecology and Design

Policy CNP BE2 – Encourage Tourism and Business

Policy CNP E2 – Achieving Sustainable Development

Policy CNP HE1 – Design Quality

Policy CNP HE2 – Innovative Design and Historic Context

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Air Quality SPD (July 2023)

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether there will be any land contamination / air quality issues (CP 55)
- Are there any other planning issues raised by the development?

CONSULTATION RESPONSES

WC Conservation: No objection

WC Public Protection: No objection (subject to Condition)

Corsham Town Council: No objection

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and Section 5(1) of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;
- An advertisement placed in the local press.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process. No representations were received with regard to these applications.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in: Principal Settlements, Market Towns, Local Service Centres, Large and Small Villages. Corsham is designated as a Market Town in the Core Strategy.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Assessment and Conclusion

The assessment of the proposal more generally was set out in the Officer's Report and determination of the previous planning permission and listed building consent – this application is not considered to give rise to any further matters of principle.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Assessment and Conclusion

The Section drawing shows that the proposed plant will not be readily visible from the public realm, given both the set-back distance from the building edge and also the low-level parapet and the existing tree within Martingate providing some screening. The plant is more visible from the car-parking area to the rear but this is clearly the less sensitive vista and the view is

not considered to be particularly harmful or out of context given the approved new use for No.13. Accordingly, there is no conflict arising with CP57 (WCS), HE1 (CNP) or Section 12 of the NPPF.

Impact on Heritage Assets

Policy Context

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 16 (Listed Building Consent) and Section 66 (Planning Permission) require that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Section 72(1) of the Act requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development. In particular:

Paragraph 208 requires LPAs should “avoid or minimise any conflict” between the heritage asset’s conservation (which includes achieving its optimum viable use) and any aspect of a proposal.

Paragraph 210 requires local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable new uses and of new development making a positive contribution to local character and distinctiveness.

Paragraphs 212 requires “great weight” to be given to an asset’s conservation “irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 213 advises that harm to the significance of a designated heritage asset should require “clear and convincing justification”. Paragraphs 213-215(214-216) require a balanced approach with any harm which would be caused being weighed against the potential public benefits which might be achieved.

Paragraph 220 advises that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm or less than substantial harm as appropriate.

The Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council’s Core Strategy Policy CP58 ‘Ensuring the conservation of the historic environment’ requires that designated and non-designated heritage assets and their settings

will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Assessment

The introduction of plant on the roofspace of No.13 has already been accepted through the previous planning permission and listed building consent. Indeed, the need for extract equipment is inherent in the re-use of the building as a restaurant, in association with the hotel. As noted above – and demonstrated on the submitted Section drawing – the extension of this equipment onto the roof of No.12 Martingate will not lead to any materially adverse views from Martingate. The public benefit of the re-use of no.13 was set out during the consideration and determination of that application, but that notwithstanding and with the proposed mitigation evergreen planters, alongside no objection being raised by the Conservation Officer, there is not considered to be any material harm caused to the designated Conservation Area.

Conclusion

The proposal is not considered to result in any material harm to the designated heritage assets and as such does not conflict with CP58 (WCS), HE2 (CNP) or Section 16 of the NPPF.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents. The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

Assessment

These policies guide the assessment of amenity impacts, which in this case is limited to noise impact, with there being no overlooking / loss of privacy, loss of light / overshadowing, overbearing impact issues considered to be arising from the proposal.

In terms of noise impact, this has been a consideration throughout the application processes for the redevelopment proposals, with the original planning permission having been granted subject to a Condition (no.6) requiring further details of the installed equipment to be provided, demonstrating how appropriate noise thresholds could and would be met, as well as a Condition (no.12) requiring the development to meet specific noise thresholds. This need for this current application, which extends the roof area required for the extraction equipment, is understood to have arisen as it has not been possible to accommodate the necessary acoustic attenuation on the flat rooftops within the previous site boundary.

To accommodate the necessary acoustic attenuation the red-line site boundary for this current application thus includes the flat roof of the Little Kitchen unit of the Martingate shopping precinct in addition to the approved flat roofed kitchen and plant room extensions currently being built in the grounds of the listed building at 13 High St. Part of the car park in the grounds of the listed building is also included for relocation of ASHPs to accommodate the acoustic attenuation at roof level.

This application has been supported by a revised Noise Impact Assessment and the Public Protection Officer has been duly consulted. Their response confirms that the submitted details are acceptable, with a requirement that the submitted details are suitably Conditioned on any permission to ensure compliance.

Conclusion

With the imposition of suitable Condition(s), the noise impact from the proposed plant equipment, including the ASHPs, is considered to be acceptable in terms of meeting appropriate noise standards and thresholds. On this basis, the application is not considered to conflict with Core Policy 57 (WCS) or Section 12 of the NPPF in this regard.

Environmental Considerations (Noise, Air Quality, Contaminated Land, etc.)

Policy Context

Core Policies 55 and 56 of the Wiltshire Core Strategy require:

- Development proposals to avoid unacceptable environmental impacts.
- To provide appropriate mitigation where risks are identified.

The NPPF and Planning Practice Guidance (PPG) reinforce this by stating that proposals should:

- Prevent development that contributes to or is exposed to unacceptable pollution.
- Ensure developer responsibility for safe development on contaminated land.

Wiltshire Council's Air Quality SPD (2023) provides detailed guidance, especially near Air Quality Management Areas (AQMAs) and encourages mitigation such as:

- EV charging infrastructure
- Green buffers
- Sustainable transport options

Assessment and Conclusion

Noise impact has been considered in the Amenity section of this report above. Other than that issue, there are not considered to be any other environmental impacts arising which require more detailed consideration and assessment.

PLANNING BALANCE AND CONCLUSION

At the heart of the NPPF there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;

The principle of development is considered acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy and the emerging Local Plan.

The proposal is broadly compliant with relevant local and national planning policies in respect of design / scale, heritage impacts and residential amenity subject to the recommended conditions and mitigation measures. There are not considered to be any other planning impacts arising, in particular highways, flood risk / drainage, ecology and biodiversity.

No material considerations have been identified that would significantly and demonstrably outweigh these benefits or indicate that permission should be refused, having regard to the assessment above.

Accordingly, the proposal is considered acceptable in planning terms and in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations and is recommended for approval accordingly.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions:

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

SA133 01 PL: Location Plan

SA133 02 PL: Existing Site Plan

SA133 06 PL: Existing GF Plan

SA133 04 PL: Existing Roof Plan

SA133 08 PL: Existing and Approved N & S Elevations

SA133 10 PL: Existing and Approved Sections

SA133 03 PL: Proposed Site Plan

SA133 07 PL: Proposed GF Plan

SA133 05 PL: Proposed Roof Plan

SA133 09 PL: Proposed N & S Elevations

SA133 11 PL: Proposed Sections

(all received 08/12/2022 unless otherwise specified)

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

3. The development hereby approved shall at all times comply with the submitted Noise Impact Assessment (Revision 02, 10th October 2025, Max Fordham). This shall include prior to occupation of the development installation of all the detailed noise mitigation measures indicated therein and on the hereby approved drawings, and thereafter permanently retained. This also includes meeting an upper noise limit of the introduced plant to a total maximum noise rating level of 35 dBA LAr,Tr at bedroom windows for all nearby NSR premises.

REASON: To ensure the retention of appropriate living conditions for occupiers of nearby residential properties.”

4. The development shall be carried out in accordance with the following noise attenuation and mitigation details:
 - Redacted Flakt Woods Fresh Air Fan
 - Silencer Spec Sheet Extract
 - Splitter Fresh Air Side Silencer
 - RY2500B Electrostatic Air Cleaner
 - Room Side Silencers single din 560mm
 - Flakt Woods Acoustic Jacket for Fresh Air Fan
 - Systemair MUB_T 062 630D4 Extract fan
 - AG-Lag Acoustic Lagging
 - Extechnology - Ozone Filter

REASON: To ensure the retention of appropriate living conditions for occupiers of nearby residential properties.”

RECOMMENDATION:

That Listed Building Consent be GRANTED, subject to conditions:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The works hereby permitted shall be carried out in accordance with the following approved plans:
 - SA133 01 PL: Location Plan
 - SA133 02 PL: Existing Site Plan
 - SA133 06 PL: Existing GF Plan
 - SA133 04 PL: Existing Roof Plan

SA133 08 PL: Existing and Approved N & S Elevations
SA133 10 PL: Existing and Approved Sections
SA133 03 PL: Proposed Site Plan
SA133 07 PL: Proposed GF Plan
SA133 05 PL: Proposed Roof Plan
SA133 09 PL: Proposed N & S Elevations
SA133 11 PL: Proposed Sections
(all received 08/12/2022 unless otherwise specified)

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

INFORMATIVES

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.