

**PLANNING COMMITTEE**

**0117/2022**

**APPLICATION FOR CONSIDERATION**

**REPORT OF ASSISTANT DIRECTOR - GROWTH & REGENERATION**



|                            |                                                                                                                        |
|----------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>0117/2022</b>                                                                                                       |
| <b>Development:</b>        | <b>Re-Submission of Planning Application 0017/2021 : Proposed dwelling with detached garage and associated parking</b> |
| <b>Location:</b>           | <b>16 Wigginton Road, Tamworth, Staffordshire, B79 8RH</b>                                                             |

## 1. Introduction

1.1. This application has been called to Planning Committee by the local Councillor due to unresolved issues regarding the impact the proposed building would have on the neighbouring Grade II listed Spital Chapel. The Councillor has stated that the Spital Chapel is a building of great significance to Tamworth history and a call in is therefore justified on these grounds.

1.2. This application is a resubmission of planning Application 0017/2021 which was refused at the November 2021 Planning Committee for the following reason;

*The scale, bulk and massing of the proposed dwelling combined with its siting would create harm to the significance of the Grade II\* Listed building known as Spital Chapel of St James, and a designated heritage asset. The proposed development would also hinder appreciation of its significance by altering the significant relationship of the chapel to its surroundings and adversely affect its setting. The proposed works would therefore result in material harm to the Grade II\* listed building and its setting contrary to policy EN6: Protecting the Historic Environment, as set out in the Tamworth Local Plan 2006-2031, the provisions of chapter 16, Conserving and enhancing the historic environment, of the National Planning Policy Framework (NPPF) 2021, and sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

1.3 Numerous changes have been made to the scheme in comparison to application 0017/2021. This includes the integral garage removal from within the main house and replaced with a separate double garage to the front of the dwelling. This has allowed the width of the dwelling to be reduced and the distance between the chapel and the dwelling to be increased.

1.4 A Heritage Statement and a Design and Access statement have been submitted with this planning application.

## 2. Policies

2.1 Tamworth Local Plan (2006-2031) Policies

SS1 - The Spatial Strategy for Tamworth  
SS2 – Presumption in Favour of Sustainable Development  
HG1 – Housing  
EN4 – Protecting and Enhancing Biodiversity  
EN5 – Design and New Development  
EN6 – Protecting the Historic Environment  
SU1 - Sustainable Transport Network  
SU2 – Delivering Sustainable Transport  
IM1 – Infrastructure and Developer Contributions  
Appendix C – Car Parking Standard

2.2 Supplementary Planning Documents

Tamworth Design Supplementary Planning Document (SPD) 2019

2.3 National Planning Policy

National Design Guide 2021  
National Planning Policy Framework (NPPF) 2021  
Planning Practice Guidance (PPG) 2021

### 3. Relevant Site History

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| T10386    | Reconstruction of existing garage at 16 Wigginton Road. (approved)      |
| 0017/2021 | Proposed dwelling with integral garage and associated parking (refused) |

### 3. Consultation Responses

3.1 Whilst every effort has been made to accurately summarise the responses received, full copies of the representations received are available to view at [www.tamworth.gov.uk](http://www.tamworth.gov.uk)

TBC Environmental Protection (received 25/02/2022) – no objections.  
TBC Joint Waste Services (received 18/02/2022) – no objections  
TBC Conservation Officer (received 16/03/2022) – no objections subject to conditions  
TBC Strategic Planning and Development Service (expired – no response  
TBC Tree Officer (received 23/03/2022) – no objections  
TBC Strategic Housing (expired 13/03/2022) – no response  
SCC Highways (received 10/03/2022) – no objections subject to conditions  
SCC Archaeology (received 28/02/2022) – no objections subject to conditions.  
Historic England (received 22/02/2022) - no comments  
Society for the Protection of Ancient Buildings (expired 13/03/2022) – no response

The consultation responses comments are précised and if conditions are proposed these are included within the conditions at the end of the report unless stated otherwise.

### 4. Additional Representations

4.1 As part of the consultation process adjacent residents were notified and a press notice were erected. Whilst every effort has been made to accurately summarise the responses received, full copies of the representations received are available to view at [www.tamworth.gov.uk](http://www.tamworth.gov.uk).

4.2 Adjoining properties were consulted and 15 neighbour comments have been received (dated 14/03/2022, 15/03/2022 x 6, 17/03/2022 x 2, 18/03/2022 x 5 and 25/04/2022). Comments;

- damages the setting of the Spital Chapel,
- Chapel a much needed historical landmark
- there's no need for the building,
- not add to beauty of area
- Damage/destroy ancient field setting
- Contrary to section 3.35 and 4.27 of Tamworth Local Plan
- Covenant
- out of character
- overlooking,
- disruption during construction.
- 'Looks awful'
- 'Flabbergasted that this rare and ancient legacy of the capital of Mercia might be allowed to be abused through this inappropriate planning application'
- Loss of peace and quiet to chapel grounds
- Inaccuracies on plans and in application form
- Lack of information, omissions and illegible plans
- Doesn't sustain or enhance the significance of this designated heritage asset
- Potential damage to trees and hedges
- No soil assessment/clay soil/soil compaction likely
- Impact on/Loss of habitat for protected species
- Smells from waste bins
- Tunnelling and increased wind noise
- Loss of light and increased use of energy in having to use artificial light
- Overbearing/depressing outlook
- Impact on quality of life, and health and well-being
- Impact on highway safety especially in relation to school
- Impact of proposed garage should it be reinstated

- Noise from parking cars
- A number of photos and plans have been submitted to support comments

4.3 Tamworth and District Civic Society have commented on the application and have stated that they object to the proposal. They cite the impact on the Spital Chapel as the reasons for their objections stating that the proposed house detracts from the setting of the chapel and will cause further crowding. Furthermore, it is an invasion of privacy for the congregation as the chapel is a regularly used and valued community building. It is stated that a single storey bungalow would be more appropriate and that an archaeological watching brief is necessary.

## **5. Equality and Human Rights Implications**

5.1 Due regard, where relevant, has been taken to the Tamworth Borough Council's equality duty as contained within the Equalities Act 2010. The authority has had due regard to the public sector equality duty (PSED). Under section 149 of the Equality Act 2010, a public authority must in the exercised of its functions, have due regard to the interests and needs of those sharing the protected characteristics under the Act, such as age, gender, disability and race. This proposal has no impact on such protected characteristics.

5.2 There may be implications under Article 8 and Article 1 of the First Protocol of the Human Rights Act, regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these issues have been taken into account in the determination of this application.

## **6. Planning Considerations**

6.1 The key issues to be considered at this stage are

- Principle
- Character and Appearance
- Amenity of Neighbouring Properties
- Impact on Historic Asset
- Amenity of Neighbouring Properties
- Design SPD
- Highway Safety and Parking
- Archaeological Implications
- Trees and Biodiversity
- Flooding
- Contaminated Land
- Affordable Housing, Mix and Density
- Strategic Issues
- Community Infrastructure Levy (CIL)

6.1 Principle

6.1.1 The Tamworth Local Plan 2006-2031 (LP) was adopted in February 2016. As well as the local plan there is guidance within the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG). The starting point in determining the acceptability of development proposals is the Local Plan, where the policies are considered consistent with the NPPF. Policy SS1 The Spatial Strategy for Tamworth is to provide development in the most accessible and sustainable locations and SS2 Presumption in Favour of Sustainable Development, states that proposals that accord with the local plan are sustainable and will be approved without delay. Policy HG1 is the most relevant local policy in assessing residential development within the Borough which supports residential development within the urban area of the Borough. These are considered to reflect the presumption in favour of sustainable development contained within the NPPF because development within the urban area of Tamworth is in general terms sustainable. This is as a result of access to sustainable modes of transport and access to relevant services and amenities within the Borough. Therefore, it is considered that the above policies are consistent with the NPPF. The application site is located wholly within the urban area of Tamworth, as defined on the proposals map. The site itself is located within walking distance of local shopping facilities, schools and is in close proximity to local public transport routes. The site is therefore appropriate in terms of sustainability policy guidelines and is acceptable in principle.

## 6.2 Character and Appearance

- 6.2.1 The appearance of a development is a material planning consideration and in general terms the design of a proposal should not adversely impact on the character and appearance of the wider street scene.
- 6.2.2 Policy EN5 Design and New Development states that developments should be of a scale, layout form and massing which conserves or enhances the setting of development and utilize materials and overall detailed design which conserves or enhances the context of the development. Proposals should respect and where appropriate reflect existing local architectural and historic characteristics but without ruling out innovative or contemporary design which is still sympathetic to the valued characteristics of an area.
- 6.2.3 The full appreciation of character and appearance is a significant part of planning reform and, with the introduction of the National Design Guide, remains a very important consideration of planning applications.
- 6.2.4 The site forms part of the rear garden of 16 Wigginton Road. The site starts part way along the rear garden of 16 Wigginton Road and finishes when the garden meets Ashby Road. There is a grade II\* listed Chapel and 9 Ashby Road on the south west side of the site, to the north east is 23 Ashby Road and to the north west is 16 Wigginton Road. The site is characteristic of a mature residential suburban garden. The houses along this strip of Ashby Road are elevated relative to the highway by approximately 1m.
- 6.2.5 It is proposed to build a four bedroomed two storey detached house on the far end of the garden of number 16 Wigginton Road. The house would measure approximately 9.2m deep, 11.5m wide and 7.6m in height. There would be hipped roofs with projecting forward gables. The dwelling would feature an open plan kitchen dining living room, a lounge, a WC and a study at ground floor. At first floor there would be 4 bedrooms with a main bathroom and one en-suite. To the front of the property there would be a drive with parking for 4 cars. The garden to the rear would be L shaped. The front of the property would face onto Ashby Road and the site would be accessed from an existing access off Ashby Road. Full details for materials can be required to be submitted for prior approval through a suitably worded condition on any planning permission granted.
- 6.2.6 The proposed dwelling would be viewed within the setting of Ashby Road. The design of the proposed dwelling would fit well with the early 20th century domestic revival style as seen on Ashby Road, with similar features such as arch headed windows and projecting forward gables. The proposed dwelling is similar in scale to the other properties along the street and the main dwelling is set appropriately within the building line.
- 6.2.7 As originally submitted the design included a double garage to the front of the property. The garage was considered to be overall bulky and that it would be forward of the building line along the street. Therefore, the agent was advised that this should be removed from the drawing and amended plans were submitted accordingly.
- 6.2.8 It is considered that the design is acceptable and the proposed dwelling is in keeping with the scale, layout, form and massing of the local area. Therefore, the proposed development complies with Local Plan Policy EN6 with regards to character and appearance.

## 6.3 Impact on Historic Assets

- 6.3.1 Local Plan Policy EN6 states that where proposals affect designated heritage assets including conservation areas, listed buildings, scheduled monuments and non-designated heritage asset it should be clearly demonstrate how the significance, including its setting, will be protected, conserved and, where possible, enhanced.
- 6.3.2 The site is located immediately adjacent a grade II\* listed chapel. The building is a 12th century Chantry Chapel, later converted to agricultural use following the reformation, identified as 'in ruins' on c. 1900 OS mapping, before being restored and re-consecrated as a church again in 1914. That story in itself (a chapel surviving the reformation, becoming a farm building, falling into ruin and ultimately being re-consecrated as a church again in the 20th century) is an incredibly rare occurrence.

- 6.3.3 Architecturally the building retains some historic features internally from the 16th and 17th century as well as elements of its external appearance as a medieval chapel, although at least one entire wall was rebuilt prior to its re-consecration. Its significance is heavily historical and related to surviving elements of fabric, however it is not a prominent building within the public realm and none of the structures with which it was once associated have survived. Even the farm it served as a barn for is long gone (previous agricultural buildings existed to south and west). Instead, the chapel sits hidden away amongst early to mid-20th century housing accessed off of a small pedestrian link through between Ashby Road and Wigginton Road. The historic story, its rare survival and its surviving fabric are the key elements of its special significance and there is little remaining in terms of its setting which contribute to its significance or an understanding of its significance.
- 6.3.4 The conservation officer has been consulted on this proposal and has commented that the concealed location of the chapel is a positive element of its current setting, and this will remain unchanged as a result of the proposed development. It is stated that the soft landscaping is an important element of the setting, and this should remain unchanged in the curtilage and directly adjacent to the curtilage of the Listed Building. Furthermore, the use of a natural clay tile, and a condition for facing materials to be agreed prior to construction are recommended.
- 6.3.5 Comments have been submitted by neighbours expressing concern with regards to the impact on the setting of the Chapel however the Conservation Officer takes the view that the proposed development of the site for a dwelling would result in less than substantial harm (low) to the significance of the Listed Building. Therefore, the desirable objective described within section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 would be achieved.
- 6.3.6 Furthermore Historic England have been consulted on the proposal and they have stated they do not wish to offer any comments on the application which suggests they do not have significant reservations about the proposal.
- 6.3.7 As far as changes to the scheme are concerned, the scale of the proposed dwelling has been reduced, particularly in relation to the Chapel. Whereas previously the side of the proposed house was located 10m from the chapel it is now located 11.5m away. In addition, the height of the property on the side closest to the chapel has been reduced from 6.3m to 7.5m.
- 6.3.8 It should be noted that Tamworth Borough Council have recently appointed a new Conservation Officer therefore a second heritage specialist has arrived at the same conclusion as the first. Overall it is considered that the proposed development complies fully with Local Plan Policy EN6.
- 6.4 Amenity of neighbouring properties
- 6.4.1 Policy EN5 – Design and New Development states that developments will be expected to minimise or mitigate environmental impacts for the benefit of existing and prospective occupants of neighbouring land. Such impacts may include loss of light, privacy or security or unacceptable noise, pollution, flooding or sense of enclosure.
- 6.4.2 The likely impacts will be greatest for 23 Ashby Road which has a number of small side windows facing the site. The proposed dwelling is located to the south of 23 Ashby Road which will therefore experience some loss of light to the side windows of the lounge, dining room and 2 upstairs bedrooms.
- 6.4.3 However the proposed dwelling is not perfectly parallel with the side wall of 23 Ashby Road and there is 8.5m (previously 9m) between the existing and the proposed properties. There is a mature hedge and tall plants on the boundary between the two which already shade the side windows and provide screening for 23 Ashby Road. In addition, the principle windows to the rooms in 23 Ashby Road are to the front and the rear. Given all the considerations above it is considered that the loss of light is not significant enough to justify refusing the application.
- 6.4.4 With regards to loss of privacy there are no side windows proposed that might lead to overlooking and the building is orientated such that the front and rear windows are at least 21m from that of neighbouring properties. In addition, there are substantial mature hedgerows that help to maintain privacy between the proposed dwelling and its neighbours.

- 6.4.5 The proposed building being overbearing is unlikely to be an issue for the adjacent building 23 Ashby Road as number 23 is taller and set at an elevated position relative to the application site. 9 Ashby Road on the opposite side is also taller and far enough away that overbearing will not be an issue.
- 6.4. Environmental Protection have been consulted on this proposal and have stated that a noise survey is not needed due to the location being in a residential environment and the main road being some distance away from the proposed dwelling. These comments are subject to good quality glazing and fittings being installed. It is not expected that there will be issues with security, pollution or flooding.
- 6.4. Overall whilst it is accepted that there will be some impact on neighbour amenity it is not considered to be significant enough to justify refusal and therefore the proposal complies with Local Plan Policy EN5 with regards to impact on neighbour amenity.
- 6.5 Design SPD
- 6.5.1 Tamworth Borough Council has a Supplementary Planning Document (SPD) entitled Tamworth Design Guidance which was published in 2019 and contains guidance relevant to this application.
- 6.5.2 The contents of the SPD have substantial weight when considering this application in accordance with paragraph 134 of the National Planning Policy Framework. SPD add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
- 6.5.3 Paragraphs 4.35 of the SPD recommends that garden lengths should be 10.5m and paragraph 4.72 recommends an area of 90sqm. Paragraph 4.71 recommends using the 'Technical Housing Standards – Nationally Described Space Standard, (DCLG 2015)' for guidance on Gross Internal Area (GIA) which suggests a 4 bed 7-person dwelling should be a minimum of 115sqm. In this instance the garden length, garden area and GIA are 13m, 195sqm and 140sqm respectively. The proposed dwelling complies with the recommended measurements contained in the SPD for garden length and area, and GIA. The SPD also recommends a minimum distance of 21m between the rear facing habitable windows. Not all of the garden measures 10.5m as the garden is L shaped however where the garden is shorter there is still the recommended 21m between rear facing windows at first floor level. Overall, it is considered that the proposed development complies with the Design SPD.
- 6.5.4 One neighbour has made the case that the proposed development is contrary to the SPD due to the loss of light to windows on the side of their property. Paragraphs 4.36 to 4.41 (Light Angles) deal with loss of light and the 45 degree rule however in this instance the loss of light will be to secondary smaller windows not the principle glazed openings to a habitable room.
- 7.5 Highways Safety and Parking
- 7.5.1 Policy SU2 and EN5 require development proposals to have particular regard to highway safety, service requirements and the capacity of the local road network and the adopted parking standards set out in Appendix C of the Local Plan.
- 7.5.2 Ashby Road (B5493) is a B classified 30mph speed road which benefits from street lighting. It lies approximately 1 mile north of Tamworth Town Centre and less than 2 miles north of A5. The entrance to Landau Forte Academy QEMS is approximately 45 yards north east of the proposal and has associated 'school keep clear' zig zag lines extending opposite the front of the property, there are also 'no waiting at any time' restrictions (double yellow lines) fronting the property. Pedestrian access to Spital Chapel of St James runs north west of the property boundary from Ashby Road and Wiggington Road and is accessed via a gate. This is locked except during services (Sundays 10:30 & 17:00) and occasional ceremonies (weddings, baptisms and funerals).
- 7.5.3 The property will utilise the existing access off Ashby Road which is of adequate width and has sufficient visibility splays. The proposed property includes 2 parking space in the garage and 2 on the drive which meets Tamworth Borough Council's parking standards for 4 bed dwellings. No concerns were expressed by County Highways with regards to highway safety subject to a parking and turning condition. Therefore, the proposed development complies with Local Plan Policy SU2 and EN5 with regards to parking and highway safety.

## 7.6 Archaeological Implications

7.6.1 Policy EN6 Protecting the Historic Environment states that where archaeology may be lost through development, there will be a requirement for archaeological recording to be undertaken by an appropriate professional and entered in the Historic Environment Record.

7.6.2 County Archaeology were consulted on this application and raised no objections to the proposal subject to a condition requiring a watching brief and post-fieldwork reporting. Their comments note that the chapel and the site sit in different but adjacent character areas. With regards to the character area in which the chapel sits the historic mapping suggests that the chapel was surrounded by fields, although cautions that there remains the medium potential for unknown archaeological deposits within this particular character area, particularly associated with the chapel and possible suburban growth and contraction. The area in which the site lies ascribes a low archaeological potential for this character zone, but the need for further research or archaeological recording/mitigation work to help better understand this is not discounted.

7.6.3 It is considered that subject to the application of archaeological conditions the proposed development complies with Local Plan Policy EN6 with regards to archaeology.

## 7.7 Trees and Biodiversity

7.7.1 Policy EN4 – Protecting and Enhancing Biodiversity requires development to incorporate the planting of native tree species where appropriate to the site and states that developments that would involve the removal of any tree, woodland or hedgerow, which contributes significantly to its setting, local landscape character or its surroundings, will be resisted unless the wider benefits of the development are sufficient to offset the loss and cannot be avoided by appropriate siting or design. Where removal is justified and unavoidable, suitable and appropriate mitigation planting will be required to offset the loss of these features.

7.7.2 A survey of the site shows a sycamore tree to the south of the site and that tree is retained on the proposed plan. There is an 'area of dense overgrowth' shown on the survey which appears to have been removed on the proposed plan. However, on visual inspection of the site this appears to be general overgrown domestic garden plants not worthy of protection. The existing mature hedgerows are proposed to be retained and a condition requiring the approval of boundary treatments would serve to protect those existing boundary treatments, especially on the side of the chapel where they contribute to the setting of the listed building.

7.7.3 The Tree Officer has been consulted on this application and has stated that following an inspection of the site there are no concerns on the impact on trees. It is stated that within the proposed development area there are a few regeneration/self-set ash trees which are all small and not of significance, and otherwise there are briars and the hedge line. The tree officer recommends that the hedge, which is substantial, is left as intact as possible and should not be heavily reduced/shaped, so as to not affect the water content within the footings area due to the shrinkable clay ground.

7.7.4 It is considered that the proposed development complies with Local Plan Policy EN4 subject to a condition regarding the approval of boundary treatments.

## 7.8 Flooding

7.8.1 The site is not in an environment agency flood zone and is designated 'very low risk' for surface water flooding therefore flooding is not an issue at this site.

## 7.9 Contaminated Land

7.9.1 Environmental Protection have been consulted on this proposal and have stated that they have no concerns with regards to contaminated land.

## 7.10 Affordable Housing, Mix and Density

7.10.1 Local Plan policy HG4 Affordable Housing makes reference to affordable housing provision/contributions for development of 10 or more houses and 3 to 9 houses. In addition, policy



HG5 Housing Mix talks about the percentage of 1, 2, 3 and 4 bedroom sized units which should be provided on a site for housing development unless justified otherwise. Finally HG6 recommends a housing density of between 30 and 40 dwellings per hectare. As this proposal is for one dwelling it is considered that HG4, 5 and 6 are not applicable.

#### 7.11 Strategic Issues

Strategic Planning and Development Services were consulted on this application and could see no strategic objection to the principle of the proposal stating that 'The proposal appears to relate to the construction of an individual dwelling on a site which is not allocated for any specific purpose in the Local Plan'.

#### 7.12 Community Infrastructure Levy (CIL)

- 7.12.1 Tamworth Borough Council adopted its Community Infrastructure Levy (CIL) Charging Schedule on the 17th July 2018 which came into force for applications determined after 1st August 2018. A CIL charge may apply to this application. If applicable, this would involve a monetary sum payable prior to commencement of development. Further information regarding our CIL Charging Schedule is available on the Council's website.

### 7 **Conclusion**

- 7.1 In an attempt to overcome the previous reason for refusal the applicant has resubmitted an applications that reduces the width of the dwelling by 2.5m and increases the distance from the chapel by 1.5m. The proposal is to build a 4 bedroom house at the rear of the garden of 16 Wigginton Road. The proposal comprises a sustainable form of development which is acceptable in principle. It provides a high quality design with minimal acceptable impact on neighbour amenity. The proposed development complies with the Design SPD and is acceptable in terms of highway safety and parking. It will not be harmful to the special significance of the adjacent listed chapel and the existing trees and hedgerows worthy of retention will be retained. The proposal accords with Tamworth Local Plan Policies SS1, SS2, HG1, EN4, EN5, EN6, SU2 and Appendix C, and the National Planning Policy Framework. In the light of all of the above considerations it is recommended that the proposed development be approved subject to conditions and payment of the CIL charge if applicable.

### 8 **Recommendation**

- |                                                  |
|--------------------------------------------------|
| 1. Approval subject to the following conditions. |
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#### **Conditions / Reasons**

1. The development shall be started within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall only be carried out in accordance with the application form and drawing numbers (job number) 9649.03 rev C dated Feb 22 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the permission.

3. Prior to the commencement of development details of all walls, fences and other means of enclosure shall be submitted to and approved by the Local Planning Authority in writing and such walls, fences and other means of enclosure as approved by the Local Planning Authority shall be erected prior to the occupation of the dwellings to which they relate and retained throughout the life of the Development.

Reason: In the interests of the visual appearance of the development and to secure the privacy of the residents in accordance with policy EN5: Design of New Development as set out in the Tamworth Local Plan 2006-2031.

4. Prior to the commencement of the development hereby approved details of all materials to be used in the construction of the external surfaces of the development shall be submitted to and approved by the Local Planning Authority in writing. Thereafter the development shall be carried out in accordance with the approved details

Reason: To ensure a satisfactory external appearance to the development in accordance with policy EN5: Design of New Development as set out in the Tamworth Local Plan 2006-2031.

5. Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation ("the Scheme") shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-fieldwork reporting and appropriate publication. The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved. The development shall not be occupied until the site investigation and post-fieldwork assessment has been completed in accordance with the written scheme of archaeological investigation approved and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason; To comply with Tamworth Borough Council Local Plan 2006 -2031 policy EN6 Protecting to Historic Environment.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no development permitted by Part 1 of Schedule 2 to the Order shall be carried out to the building without the express permission of the planning authority

Reason: In order for the Local Planning Authority to consider future proposals in the interests of the character and appearance of the area in accordance with policy EN5: Design of New developments as set out in the Tamworth Local Plan 2006-2031.

7. The development hereby permitted shall not be brought into use until the access and parking area have been provided in a bound and porous material in accordance with the approved Drawing No.9649.02 Revision C 'Site Layout Plans & Elevations' and shall thereafter be retained for the lifetime of the development.

Reasons; To comply with the objectives and policies contained within the NPPF paragraph 109, to comply with Tamworth Borough Council Local Plan 2006 -2031, Policy SU2 and in the interests of highway safety.