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Quod
Capitol
Bond Court
Leeds
LS1 5SP

Simon Mounce
Tel: (01482) 612920

5 June 2019

Dear Sir(s)

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Your Application:- PP-07727554

(Check on-line with System Reference Number :- 19/00334/LBC)

Application for listed building consent for demolition and partial rebuilding of Earl de Grey Public House; erection of link extension to Castle Buildings and Earl de Grey; refurbishment, reconfiguration of, and external alterations to Castle Buildings.

At:- Land To The North Of Castle Street And South-East Of Waterhouse Lane, Including Castle Buildings And The Earl De Grey Public House, Kingston Upon Hull, HU1 2DA,

has been APPROVED:-

You do not have listed building consent until you have submitted details to comply, where required, with the following conditions, and the Council has agreed such details. In some cases you must write to us with the required details before you start any work, as specified in the condition.





1) The development must be carried out in complete accordance with the following approved documents

Approved plans; 2016-223-0010 rev B, 0025 rev B, 0026 rev B, 0027 rev B, 0024 rev B, 0023 rev B, 0022 rev B, 0021 rev B, 0028 rev A, 0029 rev B, 0035 rev D, 0036 rev D, 0040 rev D, 0041 rev D, 0042 rev D, 0043 rev D, 0045 rev D, 0057 rev D, 0056 rev D, 0055 rev D, 0052 rev D, 0051 rev D, 0050 rev D, 0033 rev D, 0032 rev D, 0031 rev D, 0030 rev D, 0020 rev D, 0046 rev D, 0047 rev D, 0048 rev D, 0053 rev D, 0061 rev D, 0075 rev A, 0076 rev A, 0077 rev A, 0078 rev A, 0012 rev D, 0015 rev C, 0058 rev D, 0060 rev D, 2016-223/9100 rev A, 2016-223 SK002

Reason: to provide clarity to the permission

2) The development hereby permitted shall be begun within three years of the date of this permission (to comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004).

3) Prior to commencement of development on Castle Buildings, the Earl De Grey or the hotel hereby approved samples of all external materials to be used in the development of that building shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out as approved. to ensure the materials to be used in the interests of preserving the historic interest of the listed building and to comply with policies 14 and 16 of the Local Plan]).

4) Prior to commencement of any works to roads, footpaths and hard landscaped areas details of the surface materials of all roads, footpaths and hard landscaped areas in the development shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out as approved. to ensure the materials to be used are in the interests of visual amenity and comply with policy 14 and 16 of the Local Plan.

5) No development shall commence until details of existing and proposed ground levels on the site and finished floor levels of buildings shall be submitted to and approved in writing by the Local Planning Authority. The information shall be presented in the form of cross sections through the site and adjoining land. The development shall be carried out as approved. A pre-commencement condition is necessary to ensure that changes to ground levels are appropriate (in the interests of visual amenity and to comply with policy 14 of the Local Plan).

6) Prior to installation of any walls, fences or other means of enclosure details of the position, design, materials of any walls, fences or other means of enclosure to be used in the development shall be submitted to and approved in writing by the Local Planning Authority, and any means of enclosure which is installed shall comply with the approved details.

In the interests of visual amenity and to comply with policy 14 and 16 of the Local Plan.

7) Prior to the commencement of the use, provision shall be made for the secure storage of refuse, in accordance with a scheme to be submitted to and approved by the Local Planning Authority. The provision shall be retained in accordance with the scheme. A pre-commencement condition is required to ensure the development provides adequate refuse storage facilities in the interests of amenity and security, and to comply with policy 14 of the Local Plan.

8) No development shall commence until a scheme indicating the provision to be made for persons with a mobility impairment to gain access to the premises has been submitted to and approved by the Local Planning Authority.

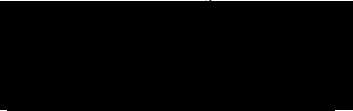
The agreed scheme shall be implemented before the development hereby permitted is brought into use, and shall thereafter be retained. A pre-commencement condition is required to ensure suitable access for persons with a mobility impairment, and to comply with policy BE14 d providing inclusive access of the Local Plan.

9) Prior to the commencement of any works to the Earl de Grey Public House, a detailed mitigation strategy shall be submitted to, and approved in writing by the Local Planning Authority. The mitigation strategy should include details of timings, appropriate demolition techniques and the temporary and permanent bat roosting features. The strategy should cover the inclusion of bat bricks in the new build hotel and the retention of access points to the roost in the rebuilding of the Earl de Grey. The development shall then proceed only in accordance with the approved details, and the features and bat boxes shall be installed prior to use and thereafter retained unless otherwise agreed in writing by the local planning authority. A pre-commencement condition is required in order to make appropriate provision for protected species within the development and to ensure that mitigation measures are agreed and introduced at an early stage in the interests of environmental protection and to comply with policy 44 of the Local Plan.

10) Before commencement of any development on the site, a revised method statement describing full details of how the Grade II listed Earl de Grey public house shall be:
recorded in situ in to level 4 building recording in accordance with Historic England guidance;
structurally assessed;
dismantled, including an inventory of all building materials to be re-used, and justification for excluding any historic fabric;
stored;
re-constructed;
shall be submitted to and approved in writing by the local planning authority in the interests of the historic environment and in order to comply with Policies 15 and 16 of the Local Plan.

11) Before the commencement of its installation, full details of the siting, design, and materials of the proposed noise barrier wall shall be submitted to and approved in writing by the local planning authority. Development shall then take place only in accordance with the approved details, in the interests of the setting of listed buildings, the character of the conservation area, and equitable access, and in order to comply with polices 14, 15, and 16 of the Local Plan.

Yours Faithfully



Alex Codd
Assistant Director Economic Development and Regeneration

NOTES

1. This permission is granted for the purposes of the Town and Country Planning Acts only, and it may also be necessary for approval to be obtained under other enactments, building by-laws and general statutory provisions in force in the area.

This notice grants only Listed Building Consent in accordance with Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning permission for the works or related development may also be needed, as may consent under the building regulations and other statutory provisions in force in the area.

2. In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the consent granted by this notice is subject to the condition that the work to which it relates must be begun not later than the expiration of:-
 - (a) Five years beginning within the date on which the consent is granted or;
 - (b) Such other period (whether longer or shorter) beginning with the said date as the Authority granting the consent may direct, being a period which the Authority considers appropriate having regard to any material considerations.
3. If the applicant is aggrieved by the decision of the Local Planning Authority to grant consent subject to conditions he may by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The appropriate form is obtainable on request from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel: 01173728553.

The Secretary of State has power to allow a longer period for the giving of the Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed development are in progress.

4. If Listed Building Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the District in which the land is situated, a listed building purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
5. In certain circumstances, a claim may be made against the Local Planning authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.