
REFERENCE NO: CR/2017/0176/LBC

LOCATION: [THE TREE, 103 HIGH STREET, NORTHGATE, CRAWLEY](#)

PROPOSAL: LISTED BUILDING CONSENT FOR REVISIONS TO APPROVED PLANNING PERMISSION (CR/2013/0455/RG3) AND LISTED BUILDING CONSENT (CR/2016/0703/LBC) FOR CHANGE OF USE TO A MUSEUM AND ASSOCIATED ALTERATION AND EXTENSION WORK, INCLUDING, THE DEMOLITION OF A CHIMNEY STACK, REBUILDING EXPOSED WALLING, MINOR CHANGES TO THE INTERNAL LAYOUT AND THE DETAILING OF THE FACADE/SCREEN TO THE GLAZED LINK EXTENSION.

TARGET DECISION DATE: 21 April 2017

CASE OFFICER: Mr M. Robinson

APPLICANTS NAME: Crawley Borough Council

AGENTS NAME: Oxley Conservation Ltd

PLANS & DRAWINGS CONSIDERED:

CBC0001 Site Location Plan, CBC0002 Fig 1 Treatment of East Windows, CBC0003 Fig 2 Doors & Joinery - Ground & First Floor, CBC0004 Fig 3 Proposed Ground Floor Fire Door, CBC0005 Fig 4 Proposed Ground Floor Fire Door, CBC0006 Fig 5 Proposed Ground Floor, CBC0007 Fig 6 Proposed Ground Floor, CBC0008 Fig 7 Proposed First Floor, 672-EL01 Proposed Elevation, 10115(AP)00.02 P4 Block Plan, 4631-002 Rev E North & South Elevations, 4631-007 - Site Plan, 4631-103 Rev K Ground Floor Plan, 4631-104 Rev H First Floor Plan, 4631-111 Rev B - Landscape Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

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| 1. | Society for the Protection of Ancient Buildings | No comments received. |
| 2. | Listed Building Consultant | No objection to the alterations and changes |

within the historic part of the listed building in principal subject to additional information.

Objection to the glazed link:

"The approved scheme clearly showed a frameless glazed link which connected the modern building and the new.The link as constructed is externally framed, the sections being of considerable depth that has ultimately resulted in high definition of shadow lines, a visual dominance to the simple design of the heritage asset and a form which is considered incongruous in the streetscene. The link as constructed cannot be considered to be of high quality design and ultimately is considered to be harmful to the significance of the designated heritage asset and in particularly its setting.

Conservation advice concludes that the link as constructed cannot be considered to accord with local and national policy although the level of harm is considered to be less than substantial. "

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| 3. | Central Crawley CAAC | No objection |
| 4. | Historic England | Consultation not required. |
| 5. | The Victorian Society | No comments received. |
| 6. | The Georgian Group | No comments received. |

NEIGHBOUR NOTIFICATIONS:-

The application has been advertised by site notices and press advert.

RESPONSES RECEIVED:-

No other responses have been received.

REASON FOR REPORTING TO COMMITTEE:-

This is a Crawley Borough Council application.

THE APPLICATION SITE:-

- 1.1 Located on the northeast corner of the junction of High Street and The Boulevard, the site is occupied by a grade II listed two storey building, with ancillary modern two-storey office block (the Annexe) and parking to the east. Both buildings were previously in use by the Council as offices.
- 1.2 Vehicular access is currently from The Boulevard from in front of the Crown Buildings to the east of the site and from High Street to the west. Egress is via High Street. There are two mature Horse Chestnut trees located to south of the building on CBC land adjacent to The Boulevard.
- 1.3 The site is lower than The Boulevard to the south, and level with High Street to the west.
- 1.4 The historic listed building forming this application includes a timber framed hall house, dated in the listing description as being from C15th, but identified in more recent survey work as likely to be from the C13th. There are later additions to the north and east of the original building. Externally the historic building is finished in brick, with a plain tile, Horsham stone and slate roof materials. There is some exposed timber framing and decorative tile hanging.
- 1.5 The Annexe building to the east of the historic listed building is two storey, constructed in brick, with a tile roof and modern windows. The historic building and Annexe have been linked together by a two storey glazed link. Unlike the previously approved plans, it has been constructed with heavy external framing, and not with flush glazing.
- 1.6 A small courtyard with bin storage area is located to the north of the glazed link. The main public access is from the stairs and ramp adjoining The Boulevard. Part of the southern boundary has been landscaped and there is grass to the west, south west and north-west of the historic building. There are currently no physical barriers separating the adjacent pavement from the west elevation of the building.

THE PROPOSED DEVELOPMENT:-

- 2.1 This Listed Building application seeks consent for works to implement a museum that differ from the plans as originally submitted or not included in the submitted information to discharge conditions. Notwithstanding that this is a Crawley Borough Council application and building, the works have not been undertaken by or been directly managed by the Borough Council.
- 2.2 The application is supported by additional information addressing the impact of the alterations to the historic fabric of the building. Additional plans and amended plans have also been provided.

The works being applied for therefore comprise:

- 2.3 Externally
 - Retention of the two storey glazed link between the two original buildings. The permitted/consented application comprised a flush glazed link not a structure with a heavy metal frame as installed.
 - Retrospective demolition of the external chimney stack to the east elevation, and alterations to this elevation including changes to the tile hanging and ground floor brick wall.

2.4 Internally

- Works to the internal walls of the ground and 1st floors of the original building within the glazed link to restore the critical windows previously removed, remove unauthorised plasterwork to expose original brick work, new doors to be installed in this elevation. Consider how services will be provided on this wall.

Ground Floor

- New double door opening from room 0.3 into room 0.5.
- Reinstate skirting removed from 0.4 and northern section of room 0.5.
- Detail of wall installed by northern chimney in room 0.5.
- Finish of junction of walls to the floor in rooms 0.5 and 0.8.
- Details of new doors installed to rooms 0.7 and 0.10.
- Install new fire door between rooms 0.3 and 0.4.
- Finish within cupboard created around chimney stack at north end of room 0.5, as new walls have been installed around the stack and the original plasterwork has been removed from the stack;

First floor

- New fire door and door framing from stairwell 1.16 into room 1.5.
- Relocate door from room 1.7/1.16 to cupboard in room to south of room 1.5.
- Socket boxes installed in floor in room 1.7.
- Uncover and display of walling in room 1.7.
- Fire prevention measures around stairwell 1.16 incorporating new plasterwork between timber framing and fireproof blanket above ceiling stairwell within room 1.7.
- Re-install decorative skirting and picture rail in room 1.3, removed when wall was demolished and not reinstated when wall was re-erected.
- New doors to room 1.3 and the room to the immediate east of 1.3 not identified by a number on the plans.
- Alter position of wall and access arrangements from stairwell into room 1.4.

PLANNING HISTORY:-

- 3.1 In 1987 listed building consent was granted for the demolition of a modern, single storey office building to the east of the listed building. Ref. CR/346/1987/LB.
- 3.2 In 1987 planning permission was granted for a 10,000sq-ft office development to the north of the listed building. This application also included altered access arrangements from High Street and The Boulevard, including a shared turning-head between the buildings. Ref. CR/347/1987.
- 3.3 In 1994 listed building consent was granted for structural strengthening and part replacement of roof timbers, re-roofing. Ref. CR1994/0397/LBC.
- 3.4 In 2012 temporary planning permission until 31/05/2015, was granted for a change of use of the modern two storey annexe for D1 (place of worship/church services, community activities & administration offices).
- 3.5 In 2014 planning permission and listed Building consent applications for the erection of a glazed link and the change of use of the buildings into a museum was granted under refs. CR/2013/0454/FUL and CR/2013/0455/RG3. The development has not been undertaken in accordance with this permission/consent.
- 3.6 Outstanding applications for Listed Building Consent (Ref. CR/2016/0703/LBC) and a non-material amendment (Ref. CR/2013/0455/NM1) have not yet been determined. The current applications for planning permission and listed building consent include elements of these two applications and comprehensively address the outstanding issues. On registration and consideration of these applications the extent of the changes from the original planning permission and listed building consents became apparent and the applications currently under consideration were invited.
- 3.7 There is concurrent planning application for the change of use of the building to a museum including the amended entrance steps/carpark and glazed link. Ref. CR/2017/0175/RG3.

PLANNING POLICY AND STATUTORY DUTY:-

Planning (Listed Buildings and Conservation Areas) Act 1990

4.1 Section 66 (1) of the PLBCA 1990 places a statutory duty on local planning authorities and provides that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.”

Section 16(2) of the act states in relation to decisions for listed building consent that
“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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.”

The National Planning Policy Framework 2012

4.2 Chapter 12 addresses conserving and enhancing the historic environment.

4.3 Paragraph 131 states that:

“In determining planning applications, LPAs should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.”*

4.4 Paragraph 132 highlights the importance of considering the significance of the heritage asset and that any harm or loss should require clear and convincing justification.

4.5 Paragraph 134 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 securing its optimum viable use.”

The relevant policies of the Crawley Borough Local Plan 2015-2030 are:

4.7 CH12 (Heritage Assets). All development should ensure that Crawley’s heritage assets are treated as a finite resource and that key features of significance are not lost as a result of development. Required Heritage Impact Assessments should describe the significance of the asset affected and the contribution made by their setting, the impact of the development and any measures adopted to ensure the heritage asset is respected, preserved or enhanced or exceptionally relocated.

4.8 CH15 (Listed Buildings and Structures). This requires all works to Listed Buildings to consistent with the character, appearance and heritage value of any Listed Building is accordance with National Legislation, policy and Guidance. Changes must preserve or enhance the design and character of the Listed Building and have regard to its historic significance.

PLANNING CONSIDERATIONS:-

5.1 The consideration in the determination of this application is the impact of the proposals on the special architectural and historic character of the Listed Building in this regard the determining consideration is *“...the desirability of preserving the building or its setting or any features of special*

architectural or historic interest” as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

External Works

The glazed link

- 5.2 The Councils Listed Buildings consultant has objected to the glazed link on the grounds that the installation of the heavy framing to the glazing of the glazed link has significantly altered the appearance of this part of the development and has resulted in a development of significantly lower quality than was originally consented. *“The link as constructed cannot be considered to be of high quality design and ultimately is considered to be harmful to the significance of the designated heritage asset and in particular its setting. “The conservation advice concludes that the link as constructed cannot be considered to accord with local and national policy although the level of harm is considered to be less than substantial.*
- 5.3 It is considered that the flush glazing originally consented, but not implemented by the developer would have resulted in the glazed link being of a significantly more lightweight and more modern appearance. It would have been less utilitarian and would have provided a high quality entrance to the building and link between the historic “Tree” and the late C20th annexe to the east that would emphasise the importance of the historic part of the listed building towards the west of the site. Its quality was considered important in compensating for the other works undertaken to the building which significantly altered the eastern elevation and included the demolition of early C20th elements of the structure. The glazed link as erected is considered to be of significantly lower quality than that presented in the originally consented plans and it detracts from the character of the listed building and adversely affects its setting and public views of it from within and outside the site. The applicant has advised that the reason for the change is that the metal framed glazed link (COMAR) will reinforce the structural integrity of the flat roof, thanks to the strength of the COMAR system coupled to the steel frame.

The demolition of the external stack to the east elevation, and alterations to this elevation

- 5.4 It was agreed by your officers during construction and after initial works had been undertaken to the east elevation of the building, that the chimney stack at this location (C20th), had little historic significance and that due to its supporting structure (the early C20th single storey extension) being demolished, it would not be practicable to retain it. Its demolition is therefore considered to be acceptable as its loss does not have a significant harmful impact upon the heritage asset.
- 5.5 The demolition of the stack resulted in the east elevation having a mix of hanging tile types at different heights resulting in no overall pattern that could be matched for new tile hanging. It was therefore agreed that the arrowhead-pointed tiles should be utilised on the attic gable with plain clay peg tiles below for the 1st floor, whilst the decorative tiles for the southern façade were retained to the southern return. The overall impact is considered to give this historic eastern elevation an appropriate high quality finish, whilst still retaining the historic character of tile hanging to the walls to the building.
- 5.6 The brick work to the ground floor neither matches the brick or mortar spacing of the adjacent walls, however it is considered that as the original building already has a mix of brick work and other finishes to its walls at the ground floor level, on balance the work here is not so detrimental as to adversely impact upon the special historic and architectural character of the Listed Building.

Internal Works

The wall of the historic part of the listed building facing into the glazed link.

- 5.7 The developer had originally removed the windows within this elevation that were to be retained, blocked in the openings and then rendered or covered with plasterboard, the new block and original brick walls. On entering the building this resulted in there being no point of reference to the historic part of the structure and the works have therefore caused some harm to its special architectural and historic character. However following officer advice, the applicant has removed the plaster work,

plasterboard and the blocks used to fill in the windows and it shows that much of the original brickwork on this elevation has however been adversely affected to implement plaster/board the walls. It is not considered that there is now value in the adversely affected brick work being on display. However, the brick work around the windows is in an acceptable condition and the applicant has sourced and fitted critical windows of a similar character to those that were removed. Other works now undertaken include re-rendering over the areas of brickwork that were affected, hiding the new works to implement the glazed lintel and lintels, whilst new braced plank doors are proposed for the doorways. The applicant has also proposed the use of black metal conduit for services and not white plastic trunking. It is considered that these works allow the retention of an adequate amount of the elevation to enable the integrity of the building to be retained, whilst allowing for the new and adversely affected areas to be finished in more modern materials that clearly identify the current alterations undertaken to create the museum.

- 5.8 The approach taken to restore this part of the building are considered acceptable by the Council's Listed Building Consultant and it is therefore considered that subject to conditions to control the works in detail the proposals would restore this part of the building to a condition acceptable to retain the historic integrity of the heritage asset at these locations.

Other internal alterations.

- 5.9 The majority of the other alterations to the inside of the listed building are on the recommendation and in conjunction with the advice given to the developer by the Council's Listed Building Consultant and it is not therefore considered that elements such as, ensuring unauthorised skirting is removed and the walls restored, the requirement to replace removed skirting and picture rails in Victorian rooms (1.3 and 0.4 in the original approved plans) or the retention of historic room layouts requires detailed explanation. There are however a number of issues that are more significant and are considered to require consideration in their own right and these are covered below:

Internal doors

- 5.10 The developer had removed a number of historic doors from the building and had installed a number of glazed panel flush doors in a beech finish. They are similar in appearance to doors in late C20th office/commercial buildings and are in particular in public areas considered to be inappropriate in the context of the listed building. These doors are not considered to be sympathetic to the character of the building and it is therefore considered necessary to ensure that they are retained now only in locations where there will not be public access/views unless there is no other option.
- 5.11 It is considered that these doors can be retained to serve areas such as 1.3 and the adjacent room to the east as these are likely to be closed off to the public. The door from 1.2 into this area will however need to be a panel door of more sympathetic design to ensure the integrity of this Victorian part of the building is protected.
- 5.12 The entrance into 1.5 now also has a new flush door with panel glazing and is positioned within a new frame built into this timber framed room. This did not form a part of the original consent which showed this opening without a door. It is not considered to be in keeping with the character of this part of the building, however, it is required to provide fire safety to the upper floor. Other options have been explored as alternatives to the current situation, but these would require cutting through or the removal of some of the historic timber framing to accommodate a suitable door and frame, and this would damage the important historic fabric of the building. Whilst aesthetically not an ideal solution to provide fire protection this solution does minimise damage to the structural integrity of the original doorway and timber framing and is, on balance, acceptable as it is therefore considered that the harm caused to the building, in this instance outweighed by the need to be able to ensure the building is safe to be put into use as a museum.
- 5.13 On the ground floor the biggest change is again needed for fire safety reasons to install a fire door and partition at the north end of hallway 1.3 leading into 0.5/0.4. It is considered that a predominantly glazed opening and partition here attaching to the timber post would provide the necessary fire protection whilst appearing relatively temporary and not obstructing views along this corridor. Subject to details regarding its appearance and a method statement of how it will be

implemented, it is considered these works would not have a significant harmful impact on the character of the building.

- 5.14 The double doors from 0.3 into 0.5, are at a position where there was originally a modern partition wall with a Georgian wire glazed window hatch. The position of these doors has not therefore resulted in the loss of important historic fabric of the building. Whilst not currently finished to an acceptable quality, the applicant has confirmed that works will be undertaken to ensure these large doors are not visually prominent in either corridor 0.3 or room 0.5, and on the basis that they be finished in accordance with details first agreed by the LPA prior to the opening of the museum it is considered that these works would be acceptable.
- 5.15 The doors from the glazed link into the historic building have been addressed in section 5.7 above.
- 5.16 The developer has also re-installed the historic oak braced door the stairwell leading into 0.8 and will be fixing it open to provide safe access. A new oak braced door for traditional design has also been provided for the widened access to room 1.7. This mitigates the adverse impact caused by the removal of the original doors and the installation of the subsequent modern doors.

Other matters

- 5.17 The new socket boxes in the floor of 1st floor room 1.7 have been positioned between the joists and have caused significantly less harm to the historic fabric of this room than would be caused by installing them within or attached to the earth based wall plaster and wattle and daub panels. These are therefore considered an acceptable method of providing power to this room. The exposed wattle and daub in the corner of this room is considered acceptable and has not caused unreasonable damage to the fabric of the building, whilst allowing a very small part of the traditional building technique to be viewed by visitors to the museum.
- 5.18 Plaster has been removed from the cupboard built around the chimney stack at the north end of room 0.5. Further details are required here of the restoration/finish of the stack, the flooring and the internal wall at this location.
- 5.19 The wall to the stack in 0.5 has now been set back to reveal the chimney stack return, finished with appropriate skirting and is now considered appropriate in the context of the room.
- 5.20 The wall built in the doorway on the step between room 1.4 and the corridor leading to 1.3 retains the original door architrave and the step. The unauthorised skirting has also been removed. This element of the development now appropriately retains the context of this part of the building.
- 5.21 The removal of inappropriate skirting in room 0.5 and the reinstallation of removed skirting in stairwell 0.8 and rooms 1.3 and 0.4 are considered to be appropriate to the context of the building.

CONCLUSIONS:-

- 6.1 Overall the changes being proposed within the historic part of the building to either regularise works undertaken without consent or repair/remove unauthorised works are considered acceptable, are not considered to have caused harm to the building and would enable the use of the building as a museum to be implemented.
- 6.2 A number of issues still require additional information, and the developer is now working closely with the Local Planning Authority to ensure that these matters are undertaken in an acceptable way to minimise the adverse impacts to the listed building.
- 6.3 The glazed link is however not considered to be of the high quality flush glazing, which was originally consented in 2014, and the inferior quality materials used are considered to detract from the special architectural and historic character of the listed building. It is therefore considered that the glazed link does cause harm to the listed building. For the reasons explained in section 5.3 above, the applicant has advised that utilisation of the alternative metal framed glazed link reinforces the structural integrity of the roof and lobby area.

- 6.4 In considering any listed building application there is a statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The NPPF sets out further guidance in paragraphs 131, 132 and 134. It is considered that, in line with the Listed Building Consultants comments, the harm to the building overall including the form the glazed link as implemented is less than substantial. It is accepted that the part of the building with the most historic and architectural significance has been preserved and enhanced by the development, and the changes would allow the building to be brought back into a viable use as a museum. These public benefits must therefore be weighed against the identified harm caused if that harm is considered to be less than substantial, (as set out in the NPPF para. 134).
- 6.7 The officer recommendation therefore balances the harm caused against the benefits of the re-use of the building and the wider benefits to the town centre and wider community of the use of the site as a museum. Only therefore on the basis of the wider positive benefits of the development is it considered that consent should be granted when weighed against the harm caused to the heritage asset from the inferior quality materials used in the implementation of the externally framed glazed link.
- 6.8 The consideration of the development has therefore been undertaken in accordance with the relevant sections of the NPPF and the policies of the Local Plan to ensure compliance with the requirements of Section 66 (1), Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION RE: CR/2017/0176/LBC

CONSENT - Subject to the following condition(s):-

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans and supporting information as listed in this Decision Notice save as varied by the conditions hereafter.
REASON: For the avoidance of doubt and in the interests of proper planning.
2. Prior to the commencement of the use of the building as a museum a new doors from room 1.16 into 1.7, room 1.1 into 1.8, room 0.1 into room 0.9 and room 1.2 into the corridor to the south of room 1.3 shall have been implemented in accordance with detailed joinery drawings at a scale of no less than 1:5 that have first been submitted to and been approved in writing by the Local Planning Authority.
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
3. Prior to the commencement of the use of the building as a museum, crittal windows between room 1.1 and room 1.3, and between room 0.1 into 0.4 indicated as C on fig 1 Treatment to East Windows, shall have been implemented in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority.
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
4. Prior to the commencement of the use of the building as a museum, the restoration of the walls as set out in Fig 1 Treatment of East Windows shall have been implemented in accordance with the approved details.
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
5. Notwithstanding the submitted information, prior to the commencement of the use of the building as a museum, the proposed fire door and side panel in room 0.3 to 0.4 shall have been implemented in accordance with details of the framing, door and glass panel, and a method statement for the scribed infill to the timber framing that have first been submitted to and been approved in writing by the Local Planning Authority.
REASON: To ensure the special architectural and historic character of the building is protected and because the submitted details are not acceptable in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
6. Prior to the commencement of the use of the building as a museum, the new double door and framing from room 0.3 into room 0.5, indicated in Fig 6: Notes and Proposals from consultations proposed

ground floor, shall have been implemented and finished in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority.

REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.

7. Prior to the commencement of the use of the building as a museum, the picture rail and skirting for all 4 walls shall have been restored to match the retained skirting and picture rail within room 1.3 in accordance with the details in Fig 2 Doors and Joinery.
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
8. Prior to the commencement of the use of the building as a museum, the skirting boards shall have been restored to match the retained skirting within the corridor and small staircase to the immediate south of room 1.3 to match the existing skirting.
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
9. Prior to the commencement of the use of the building as a museum, details of the exposed plaster wattle and daub and its covering panel within room 1.7 shall first have been submitted to and been approved in writing by the Local Planning Authority.
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
10. Prior to the commencement of the use of the building as a museum, the finish to the north side of the wall of chimney stack, the flooring and the new partition walls within the cupboard, and the new door to the cupboard at the north end of room 0.5 shall have been implemented in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority.
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
11. Prior to the commencement of the use of the building as a museum, skirting shall be installed along the north wall of room 0.5 in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority.
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
12. Prior to the commencement of the use of the building as a museum, skirting shall have been implemented in room 0.8 and along the west wall of room 0.3 in accordance with the details in Fig 2: Doors and Joinery, Photo 2d.
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
13. Electrical services, wires, etc. shall be installed in external black enamelled round metal conduit and fittings and shall not be run through the walls or ceilings in the western part of the building (The Tree) unless first agreed in writing by the Local Planning Authority.
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.



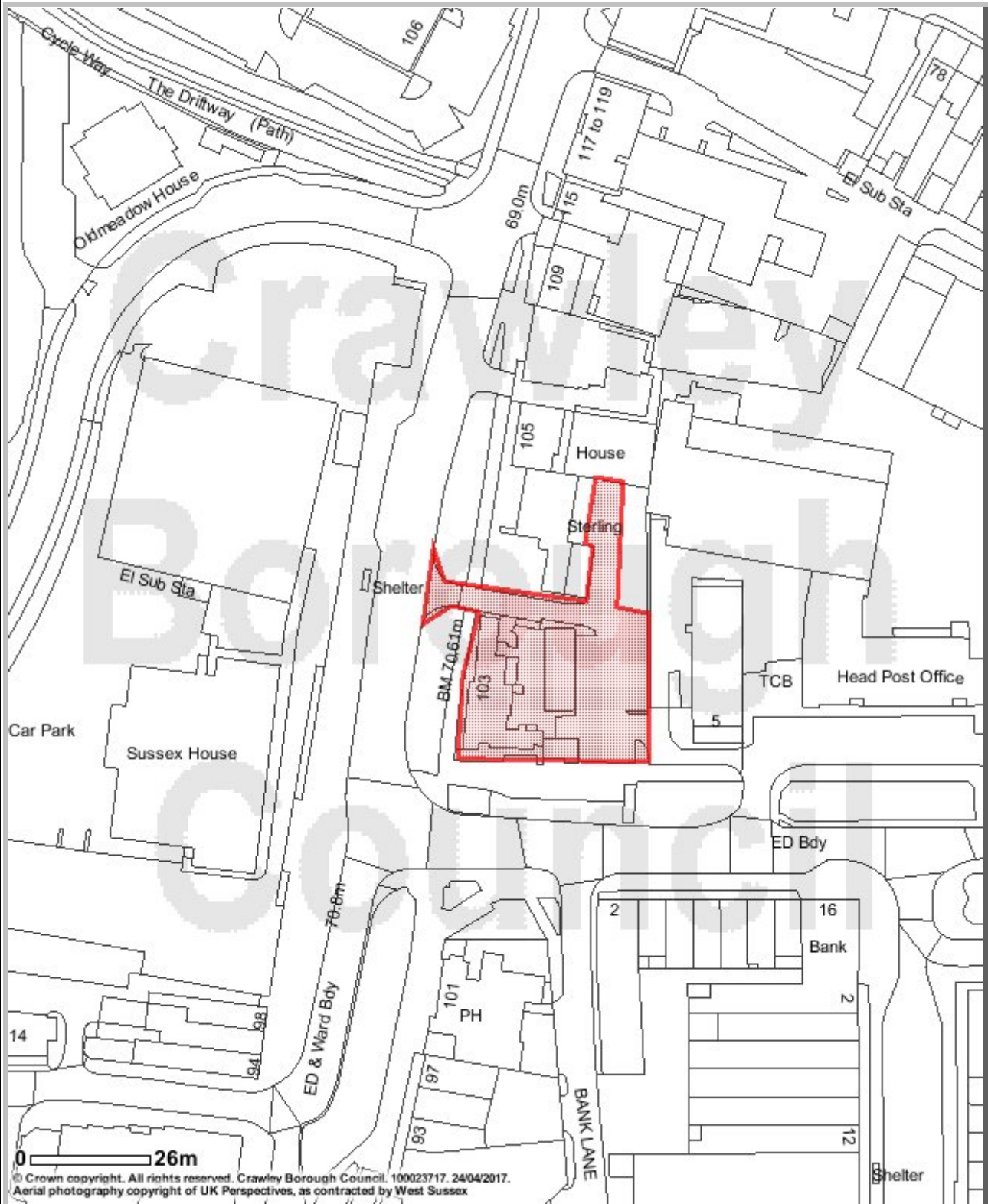
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CR/2017/0176/LBC

Date 2 June 2017

Approx. Scale 1:1,250

**THE TREE, 103 HIGH STREET, NORTHGATE,
CRAWLEY**



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