

Agenda Item	A7
Application Number	24/01395/FUL
Proposal	Change of use and conversion of an existing office building (Class E) into 4 self-contained flats (C3) with external alterations and change of use of part of adjacent car park to site bin store
Application site	87 King Street Lancaster Lancashire LA1 1RH
Applicant	Mrs Jo Wilkinson
Agent	Mason Gillibrand Architects
Case Officer	Mr Andrew Clement
Departure	None
Summary of Recommendation	Approval

(i) Procedural Matters

This form of development would normally be dealt with via the scheme of delegation. However, the landowner and applicant is Lancaster City Council, therefore the application must be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

1.1 The property that forms the subject of this application relates to a three-storey end terrace, which is a Grade II Listed Building located on King Street within the Lancaster Conservation Area. The building is adjacent to a City Council car park, located on the corner of Spring Garden Street. The property was most recently leased as offices until November 2021. The property is constructed of stone walls externally and timber stud walls with lath and plaster finish internally. The building has timber framed windows and doors, under a gable natural slate roof. The majority of buildings fronting Queen Square are Grade II Listed Buildings, whilst the nearby Ring O'Bells is Grade II* listed.

1.2 The site is located within the air quality management area for Lancaster gyratory road, in an area at risk of groundwater flooding to subsurface assets. The Lancaster gyratory road is a designated cycle network and public transport corridor. The site is within the impact risk zone for impact from residential development upon Morecambe Bay Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site and the Lune Estuary Site of Special Scientific Interest (SSSI). The site is within Lancaster City Centre primary shopping area, but beyond the primary and secondary retail frontages, part of the wider central Lancaster regeneration priority area.

2.0 Proposal

2.1 This application seeks planning permission for the conversion of the office building (Use Class E) to 4x 1-bed apartments. The apartments are intended to be used as short-term supported housing for

single homeless persons across the district. The development is envisaged to provide the final stage supported accommodation, where support will eventually taper off and provide a more independent setting for the client group. The units form 1-bed single occupancy self-contained apartments, with some communal areas and bike storage within the building. The ground floor apartment will benefit from circa 15sq.m of external garden area, with the remaining circa 15sq.m of rear garden space communal amongst other occupants.

2.2 To facilitate the proposed change of use, internal and external alterations are proposed. New windows are to be installed in place of modern equivalents to the ground and second floor frontage. Historic windows at first floor, and second floor rear elevation, are to be repaired, retained and secondary glazing installed proud of the architrave. Rear elevation windows are to be repaired and restored with secondary glazing installed. To the side elevation, a new double glazed sash window and replacement windows are proposed to be installed to the side gable at third floor level. Two new heritage style rooflights are to be installed to the rear facing roof pitch, with roof vents to the front and rear pitches and new slate vents. A secondary doorway to the rear projection is proposed to provide direct access to the adjacent carpark and bin storage area.

2.3 Similar applications at this site have previously been approved through permissions 23/01441/FUL and 23/01442/LB, which were granted planning and listed building consent for use and development largely described above. In addition to the above developments, this application seeks renewable energy facilities that have not formed part of previous permissions at the site. An air source heat pump is to be installed within the walled rear yard area. 12x solar panels are proposed across the majority of the rear facing roof pitch, but avoiding the northern end towards the ridge of this roof slope. An air vent proposed to the lower side elevation, with two air vents to the rear elevation.

3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
24/01396/LB	Listed building application for a replacement roof with solar panels and rooflights, alterations/replacements to window/doors and openings, installation of vents/ducts, new rainwater goods, fixing of timber boarding to boundary wall, removal and construction of internal partition walls and new ceilings	Concurrent
23/01441/FUL	Change of use of an existing office building (Class E) into 4 self-contained flats (C3), installation of roof lights, alterations to window/door openings and replacement windows to all elevations, a new stone window head to the front elevation, installation of vents to the side and the roof, new rainwater goods and change of use of part of adjacent car park to site bin store	Approved
23/01442/LB	Listed building application for alterations to window/door openings, installation of two upper floor windows to the side elevation and replacement windows to all elevations, a new stone window head to the front elevation, installation of vents to the side and to roof, new rainwater goods, fixing of timber boarding to boundary wall, removal and construction of internal partition walls and installation of new ceiling to basement and drop ceilings to ground, first and second floor	Approved
22/01043/PRETWO	Conversion of existing vacant office building to 4no. residential 1bed self contained flats, to include a communal support office, kitchen and provision of external bin store	Advice provided
14/00351/LB	Listed Building application for internal alterations to create new partition to form lobby and wheelchair accessible toilet facilities	Approved

11/00264/LB	Erection of a non-illuminated fascia sign	Approved
11/00101/LB	Internal alterations to create accessible toilet facilities	Approved
92/0528/LB	Construction of a ramp access	Approved

4.0 Consultation Responses

4.1 The following responses have been received from statutory and internal consultees:

Consultee	Response
Lancaster Civic Vision	No observation received
Conservation Team	No objection to amended proposal
County Highways	No objection , subject to planning conditions regarding a construction management plan
Environmental Health	No objection , subject to planning conditions regarding acoustic level glazing and mechanical extract ventilation details
Property Service	No observation received
Fire Safety	No observation received
Waste Management	No objection , advice regarding bin store facilities and sufficient space for collection
Lancashire Constabulary	No adverse comment, advice regarding secure by design

4.2 **Three objections** have been received from public to the site notice, newspaper publication or neighbour letters, raising concerns regarding the proposed bin store, alterations to the carpark, and potential impact upon access to adjacent properties.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Principle of development
- Sustainable design, scale and streetscene impact upon heritage assets
- Residential amenity, noise and pollution
- Accessibility, transport and waste
- Ecology, flood risk and drainage

5.2 **Principle of development** Development Management DPD Policies Policy DM1 (New Residential Development and Meeting Housing Needs), DM2 (Housing Standards), DM8 (Accommodation for Older People and Vulnerable Communities), DM13 (Residential Conversions), DM14 (Proposals involving Employment Land and Premises), DM16 (Town Centre Development) and DM56 (Protection of Local Services and Community Facilities), Strategic Policies and Land Allocations DPD Policies SP1 (Presumption in Favour of Sustainable Development), SP2 (Lancaster District Settlement Hierarchy), SP6 (The Delivery of New Homes), SG4 (Lancaster City Centre), EC5 (Regeneration Priority Areas) and TC2 (Town Centre Designations), National Planning Policy Framework Section 2. (Achieving sustainable development), Section 4. (Decision-making), Section 5. (Delivering a sufficient supply of homes), Section 6. (Building a strong, competitive economy), Section 7. (Ensuring the vitality of town centres), Section 11. (Making effective use of land)

5.2.1 The application site is within the long-standing regeneration priority area of central Lancaster, and seeks reuse from offices to form 4x 1-bed apartments. In certain circumstance, such a change of use would benefit from General Permitted Development Order Schedule 2 Part 3 Class MA for change of use of commercial buildings to dwellinghouses. However, this is not applicable for Listed Buildings such as this. More pertinently, the proposed use and a number of developments and works to facilitate this have recently been approved by Planning Committee through permissions 23/01441/FUL and 23/01442/LB, which provides an extant fallback position for these approved developments.

5.2.2 The previous office use of the site was Citizens Advice Bureau, which vacated this premises over

three years ago, moving to an alternative site nearby on George Street, continuing to operate this service more centrally within Lancaster City Centre. In planning terms, the site is an office use, within Use Class E, not a local community use in Use Class F.2 or defined in the local plan as such. Whilst the regenerations priorities for the area focus on other areas of the city centre and local economy, the proposal meets a genuine and acute housing need for the intended occupants, well located to services, in accordance with DM DPD Policy DM8.

5.2.3 DM DPD Policy DM16 supports residential development within city centre locations, although this is when they are above ground floor, and maintain an active street frontage, and this applies particularly to designated retail frontages. The application site is beyond any designated retail frontage. Whilst just within the primary shopping area and Lancaster gyratory road, the character of the area is clearly mixed, with the opposite side of King Street having a number of apartments, and Queen Street just beyond becoming primarily residential. Furthermore, the long-standing office use of the building did not present an active frontage, with obscure glazing of domestic scale and viewed beyond an access ramp, presenting an inactive frontage. The proposed replacement windows with clear glazing would be more active, albeit domestic rather than commercial, and historically more sympathetic than existing.

5.2.4 City centres have evolved, from places of work and retail, to having more mixed and complimentary uses. These now include the nighttime economic, leisure and dining enterprises, alongside residential uses within the centre. This diversification of uses helps create longer periods of activity, and greater variety of activities in the city centre, which benefits the vibrancy and vitality of such centres. This evolution has been reflected in national general permitted development rights, and the flexibility to change use from commercial to residential to boost the supply of much needed residential properties. This need is even more acute for this proposed, with a pressing need to increase the number of bedspaces available to bring all rough sleepers indoors. This is despite the current lack of suitable move on accommodation becoming available within the existing social housing stock, resulting in people being placed in bed and breakfast accommodation within the district.

5.2.5 The proposal would provide more suitable and much needed supported housing stock to help address the current capacity issues, with all existing schemes at capacity and further individuals currently awaiting placement. This demand is anticipated to remain in the medium to long term. As such, whilst the proposed would result in the loss of currently unused office space, this would meet an acute need for supported housing. The proposal is considered to be policy compliant, outside of a retail frontage designation and having no adverse impact upon active frontages through the proposal. The development is considered to be acceptable in principle, and the provision of 4x accommodation units for a genuine housing need for intended occupants weighs in favour of the proposal.

5.3 **Sustainable design, scale and streetscene impact upon heritage assets** Development Management DPD Policies DM29 (Key Design Principles), DM30a (Sustainable Design and Construction), DM37 (Development affecting Listed Buildings), DM38 (Development affecting Conservation Areas), DM39 (The Setting of Designated Heritage Assets), DM41 (Development Affecting Non-Heritage Assets or their settings), DMCCCH1 (Retrofit of Buildings of Traditional Construction for Energy Efficiency), DMCCCH2 (Micro-Renewables in The Setting of Heritage Assets), DM46 (Development and Landscape Impact), and DM57 (Health and Wellbeing), Strategic Policies and Land Allocations DPD Policies CC1 (Responding To Climate Change and Creating Environmental Sustainability) and SP7 (Maintaining Lancaster District's Unique Heritage), National Planning Policy Framework Section 12. (Achieving well-designed places) and Section 16. (Conserving and enhancing the historic environment), and Listed Building and Conservation Areas Act 1990

5.3.1 In accordance with the Listed Building and Conservation Areas Act, when considering any application that affects a Listed building, a Conservation Area or their setting, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the heritage asset or its setting. This is reiterated by policies DM37 and DM38. DM38 sets out that development within Conservation Areas will only be permitted where it has been demonstrated that:

- Proposals respect the character of the surrounding built form and its wider setting in terms of design, siting, scale, massing, height and the materials used; and,

- Proposals will not result in the loss or alteration of features which contribute to the special character of the building and area; and,
- Proposed uses are sympathetic and appropriate to the character of the existing building and will not result in any detrimental impact on the visual amenity and wider setting of the Conservation Area.

- 5.3.2 The application site forms a national heritage asset Grade II Listed Building, making a strong positive contribution to the city scape and Conservation Area. This is particularly when viewed in the context of other Grade II Listed Buildings fronting Queen Square, which is identified as a positive space of the Conservation Area. The site is a late 18th century house with 19th century alterations, with significance derived from its aesthetic, illustrative and evidential values as a house of its era, of typically classical design and locally characteristic material palette.
- 5.3.3 The proposal seeks the installation of an upper floor side facing windows, a side doorway and access, plus two rooflights to the rear facing roof pitch. Vents are proposed to the roof, rear elevation and lower side elevation. A bound bin store within the adjacent carpark is to be provided, with existing modern windows replaced with new slimline double glazed timber framed units to match existing design. The ground floor front facing windows are proposed to be modified to form 2x new double-glazed sash 4 over 4 design either side of a new central mullion. Existing historic windows will be repaired and secondary glazing installed to those units.
- 5.3.4 The proposed installation of two rooflights to the rear elevation would be harmful, as it would reduce the aesthetic value of the building. This will be mitigated to some degree through the conservation style rooflights proposed, located to the less prominent rear roof slope. As such, this harm, and the addition of a sympathetically designed window to the side elevation, would be cumulatively limited. The replacement windows to the front elevation are considered to be a limited heritage benefit, introducing narrower sash windows, mullion and raised cill to the ground floor windows. This is subject to planning conditions regarding precise details and samples for developments and works.
- 5.3.5 The proposal includes low carbon heating and energy improvements to the existing buildings, in the form of internal heat recovery cylinders, an air source heat pump (ASHP) and 12x solar panels. Whilst the rear yard location of the ASHP creates a detachment from the Listed Building and visual containment from the Conservation Area to avoid heritage harm, unfortunately the same cannot be said for the proposed solar panels, which undoubtable cause harm to these national heritage assets.
- 5.3.6 The degree of heritage harm originally raised objection from the Conservation Team consultee, when panels were proposed across the entire rear facing roof pitch. Whilst these were sought to the least prominent of the two viable roof pitches, this rear pitch is elevated and visible from Spring Garden Street, particularly from the southern pavement, and upper floor of frequently passing double decker buses. These are visible within the context of other Listed Buildings, in particular the front pitch of Grade II* Listed Building, the Ring O'Bells, all within the Lancaster Conservation Area.
- 5.3.7 Amendments have proposed a compromise position, reducing the heritage harm by remove the 4x most prominent solar panels, and replacing these with an uncontentious ASHP. This achieves the Council property aim of EPC C for such premises, but more importantly would result in lower energy bills for future occupants, a key target of DM DPD Policy DM8 in ensuring such accommodation remains affordable. The amendments reduce the level of heritage harm, albeit this remains uncomfortable, and a moderate degree of harm, in addition to limit harm from other interventions.
- 5.3.8 The proposal continues to include an uncomfortable degree of harm from adverse impact to historic fabric that forms the existing rear slate roof slope in particular. However, this has been reduced through compromises within the proposed amendments. Any further reductions in renewable energy measures could jeopardise the scheme and broader conversion proposed and would increase energy bills for future occupants, whilst reducing the sustainability credentials of the scheme. Combined with justification provided to facilitate the much-needed accommodation, it is considered that in this instance the public benefits of supported housing for single homeless persons outweighs the harm identified.
- 5.3.9 The proposed would return the property to the optimal viable heritage use of residential for this historic house, albeit through smaller apartments rather than a single dwelling. The development would ensure a suitable use of the vacant property, providing a scheme for the refurbishment and

long-term use and maintenance of this national heritage asset. Such heritage and previously described public benefits are considered to mitigate and outweigh the cumulative harm caused by other justified alterations proposed to facilitate this use and sustainable energy interventions. This is subject to details of high quality sympathetic solar panels and ASHP to be controlled through planning condition, along with other external developments proposed. The amended proposal has no objection from the Conservation Officer.

5.4 **Residential amenity, noise and pollution** Development Management DPD Policies DM29 (Key Design Principles), DM31 (Air Quality Management and Pollution), DM32 (Contaminated Land, Strategic Policies), Appendix G (Purpose Built Student Accommodation), Strategic Policies and Land Allocations DPD Policy EN9: (Air Quality Management Areas), and National Planning Policy Framework Section 8. Promoting healthy and safe communities

5.4.1 All proposed apartments are one-bedroom units covering a floor each, with additional amenity benefits of some modest external space, individual ground floor storage within the existing single storey outrigger, and some communal/office area to the first floor as part of support to future occupants. Three of these apartments comfortably achieve and exceed Nationally Described Space Standards (NDSS), benefitting from good levels of outlooked and natural light from improved (repaired or upgraded) window openings.

5.4.2 The top floor attic room apartment provides circa 39sq.m of floorspace, but some of this is forms entrance ways, a water cylinder, and almost half is space with under 2.3 metre headroom, and other areas under 1.5 metre headroom is not habitable space. Excluding the entrance areas and low height areas (less than 1.5-metre-tall ceiling), the proposal provides circa 32 sq.m. This is beneath the 37sq.m minimum for such unfettered residential occupation within Nationally Described Space Standards (NDSS) and DM DPD Policy DM2.

5.4.3 Whilst this top floor apartment is beneath minimum standards for unfettered occupation, the proposal is not unfettered, but for short-term supported housing for single homeless people across the district. This occupation is envisaged to provide the final stage supported accommodation with greater independence. It is understood that the maximum period of occupancy would be 2 years, but hopefully even shorter term to facilitate moving on into permanent housing. The top floor apartment has good levels of natural light, in addition to outlook from a new window and rooflights. The apartment far exceeds the amenity accepted for student studios, albeit the occupancy of these is often less than a year.

5.4.4 Subject to the top floor apartment being controlled for single occupancy for no more than two years continuous occupation, the proposal is considered to offer suitable amenity for this duration for the intended end user group. This should be controlled through planning condition for the top floor flat only, as the larger three apartments offer ample provision and amenity for unfettered occupation. There would be no planning justification to restrict occupation of these larger apartments, despite the intention for the other three apartments to also be occupied in this fashion.

5.4.5 The ground floor apartment is accessible via an existing ramped front entrance, leading to a wide hallway, and suitable 1-metre-wide corridor within the ground floor apartment. Unfortunately, due to limited space (circa 44sq.m ground floor apartment), number of fire doors between rooms, and the layouts inability to accommodate a wheelchair accessible scale wet room bathroom, this is unlikely to be accessible to all. Furthermore, upper floor apartments are only accessible via an existing historic stairwell. However, given the existing constraints of the existing building, the ground floor apartment could at least accommodate people with a range of accessibility requirements, even if unfortunately falling short of accessibility for all due to the constraints of the site.

5.4.6 The application site fronts the Lancaster gyratory road in Lancaster city centre, located within the noise and air quality environment of this trafficked and active area of Lancaster. In terms of air quality, concentrations of NO₂ and PM₁₀ are likely to be below their respective long and short-term objectives at the proposed development site, which is considered suitable for residential use with regards to air quality. Noise levels within the current building exceed those required to be considered habitable, and therefore mitigation is required

5.4.7 The proposal includes noise mitigation measures, in the form of secondary glazing, double and triple glazing, plus ventilation to ensure windows do not need to be open to ventilate rooms. Sympathetic

trickle vents could be incorporated into new double/triple glazed sliding sash windows. However, given the retention of historic windows to the front first floor, mechanical ventilation to these rooms at least is anticipated, as trickle vents to historic windows would likely cause unjustifiable harm. The details and implementation of glazing and ventilation can be controlled through planning condition. Subject to such details being agreeable through planning condition, along with occupancy restriction to the top floor apartment, it is considered that the proposal would offer suitable residential amenity for the intended future occupants.

5.5 **Accessibility, transport and waste** Development Management DPD DM29 (Key Design Principles), DM57 (Health and Well-being), DM61 (Walking and Cycling), DM62: (Vehicle Parking Provision), Appendix E (Car Parking Standards), Strategic Policies and Land Allocations DPD T2: Cycling and Walking Network, T4 (Public Transport Corridors), PAN08 (Cycling and Walking), National Planning Policy Framework Section 9. (Promoting sustainable transport)

5.5.1 Waste and recycling bins for the proposed accommodation are to be stored externally within the far corner of the carpark adjacent towards the rear of the building. Whilst this area is visible within the Conservation Area, and would conceal an area of tall natural sandstone wall, this would be inconspicuously located in a shadowed corner at the far end of the carpark. Subject to suitable dark painted timber materials, this would cause no undue harm to the Conservation Area.

5.5.2 This provision provides suitable and accessible waste and recycling services for future residents and for collections, which is considered to be acceptable provision in the absence of externally accessible curtilage within the existing site. The Waste Management consultee raises no adverse comment to the proposal, subject to suitable design, and maintenance of the appropriate access width shown on-plan. Three public objections have been received, focussing on this bin store element of the proposal and the location within the carpark and near a neighbouring access point. The proposal maintains a circa 1.7-metre-wide access to this access point, which is considered sufficient given the existing parking areas narrower accessibility to circa 0.9 metres wide when cars are parked close to this area as existing. Furthermore, this bin store was approved as proposed within the preceding permissions at the site, issued last year, which provides an active fallback position to this element of the application.

5.5.3 The application site is within the city centre, with no access to private off nor on-street parking in the vicinity. However, the site is extremely well served by public transport, with Common Garden Street bus stops and the train station short walks away. Private transport arrangements are to be provided within the rear outrigger, with individual storage spaces for bicycles for each apartment. This is considered to be very good provision to encourage sustainable and individual transport, not solely reliant on public transport in the absence of private car parking.

5.5.4 The provision of this secure cycle storage will encourage uptake in cycle travel amongst future occupants and those that may visit the site. County Highways have no objection to the proposal, but have requested a construction management plan. However, given the proposed physical developments relates just boundary treatment to a bin area, new openings, works to the roof and internal works, it is considered that such a planning condition cannot be justified as necessary and reasonable in this instance. Planning conditions should be kept to a minimum.

5.5 **Ecology, flood risk and drainage** Development Management (DM) DPD Policies DM7 (Purpose Built Accommodation for Students), DM33 (Development and Flood Risk), DM34 (Surface Water Run-off and Sustainable Drainage) and DM57 (Health and Wellbeing), Strategic Policies and Land Allocations (SPLA) DPD Policies SP8 (Protecting the Natural Environment), EN7 (Environmentally Important Areas), and EC5 (Regeneration Priority Areas); National Planning Policy Framework (NPPF) Section 14. (Meeting the challenge of climate change, flooding and coastal change) and Section 15. (Conserving and enhancing the natural environment)

5.5.1 With regards to ecology and biodiversity, the vast majority of the site is developed land and sealed surfaces. The ecological value of the site is negligible, and de minimis from a Biodiversity Net Gain perspective.

5.5.2 Morecambe Bay is very important for many species of birds. The application site is within the impact risk buffer zone of the Morecambe Bay and its environmental designations. As such, there is the potential for development and recreational use close to the designated sites to have impacts on birds

associated with the SPA and Ramsar designations. It is considered that these impacts could be avoided, but only through mitigation. In light of the People Over Wind ruling by the Court of Justice of the European Union, likely significant affects cannot be ruled out without mitigation and therefore an Appropriate Assessment (AA) is required.

- 5.5.3 This assessment is contained within a separate document. It concludes that, with the implementation and retention of mitigation, the development will have no adverse effects on the integrity of the designated sites, their designation features or their conservation objectives, through either direct or indirect impacts either alone or in-combination with other plans and projects. The mitigation for the proposal is homeowner packs for future occupants, including details of adjacent designated sites and alternative for recreation to mitigate such recreation pressure. Subject to the implementation of this mitigation measure, the proposal is considered to have an acceptable impact upon the environment, habitats and protected species and sites.
- 5.5.4 The site falls within Flood Zone 1, over 200 metres from Flood Zone 2 and at a higher topography than the northern section of the city centre that is more liable to flooding. Whilst surface water flooding impacts surrounding streets, this is not a flood risk within the site itself. The site is at risk of groundwater flooding to subsurface assets. The only subsurface assets proposed is heat recovery cylinder, heat exchanger equipment and ventilation ducting, in addition to fire rating works within an existing basement. The proposal seeks a change of use within the existing built form, with no extensions to this, and as such is exempt from the flood risk sequential and exception tests.
- 5.5.5 Whilst no specific flood risk mitigation is proposed, given the proposal is impacted by subterranean groundwater flooding only, and the basement is inaccessible to future occupants' accommodation confined to floor levels elevated above the external land, this is considered to be suitable in this instance. The proposal will use existing drainage arrangements unchanged, and will therefore not exacerbate any flood risk beyond the site. As such, the proposal is considered to be acceptable in terms of flood risk.

6.0 Conclusion and Planning Balance

- 6.1 The proposal would facilitate a change of use from a commercial office space to residential apartments within the city centre. This would return this national heritage asset back to the optimal viable use of residential for this historic residential end terrace house. The change of use sought would have no adverse impact upon activity street frontages, whilst providing 4x units of supported housing to address homelessness in the district. The development will provide suitable provisions and amenity for the future occupants, subject to occupancy restriction to the top floor apartment, and noise mitigation. This is considered a social benefit of significant weight, albeit limited by the modest scale of the proposal.
- 6.2 The proposal includes developments and alterations that cause a moderate degree of harm to national heritage assets, namely through the loss of historic fabric to the existing slate roof for rooflights and solar panels. Subject to conditions to ensure harm is minimised to this level, the public benefits to facilitate the specific housing need sought, and reduce energy bills for previously homeless occupants, is considered sufficient to outweigh this harm. With public benefits of addressing an acute and specific local housing need, the proposal is considered to weigh in favour of approval, subject to planning conditions.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard 3 year timescale	Control
2	Development in accordance with the amended approved plans	Control
3	Precise details and samples external materials	Prior to exterior development,

		implement prior to first use
4	Details of ventilation and secondary, double and triple glazing	Prior to installation and first use
5	Details of solar panels, including mounting method, and ASHP	Prior to installation
6	Implementation of bike and bin stores, including details of the enclosure	Prior to first use
7	Ecological homeowner pack – HRA mitigation	Prior to first use
8	Single occupation for up-to 2 years top floor apartment only	Control

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, Officers have made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None