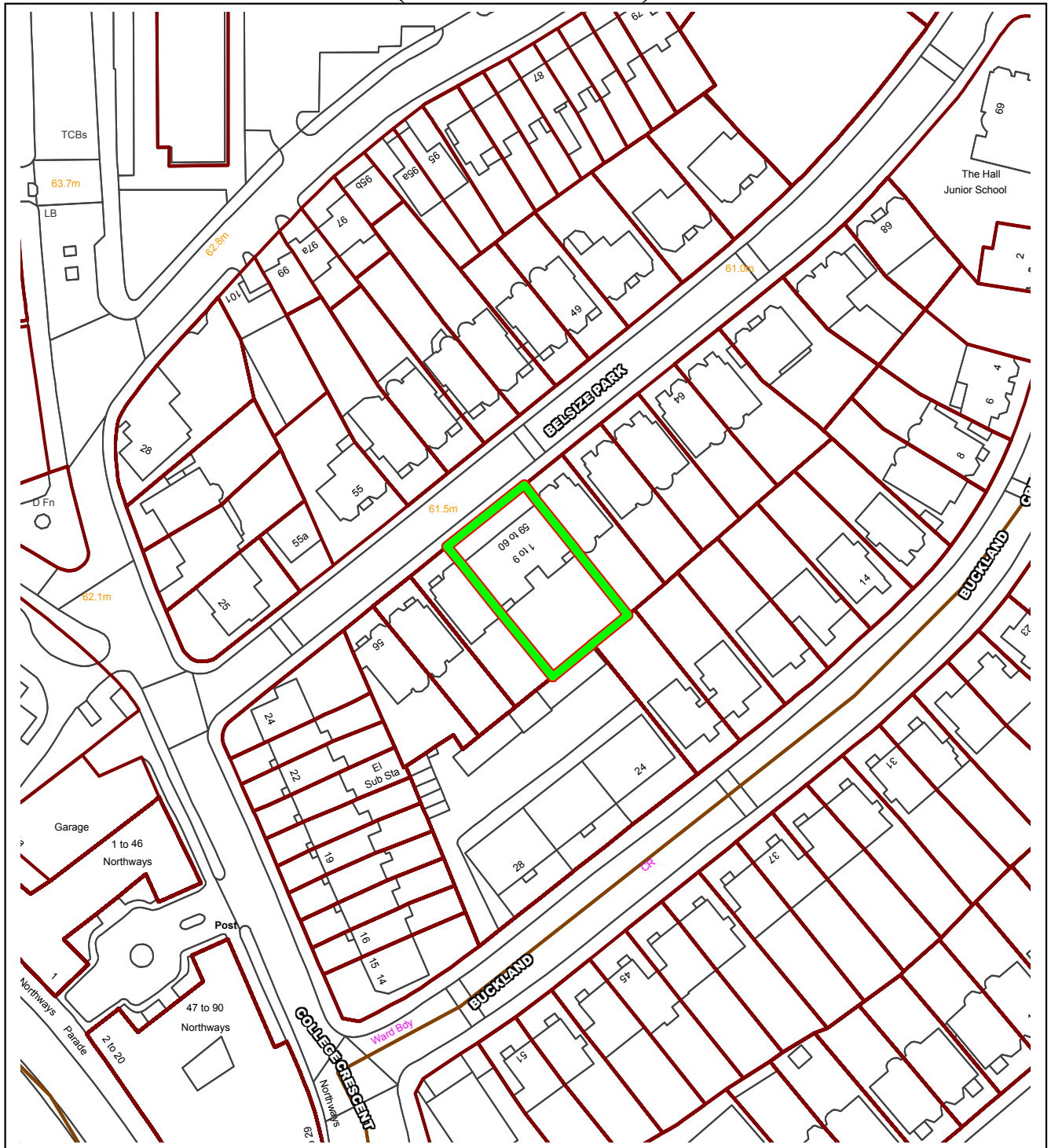


# Belsize Park House, 59-60 Belsize Park (2015/4470/P)



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Photo 1: Aerial view of host building



Photo 2: Host building

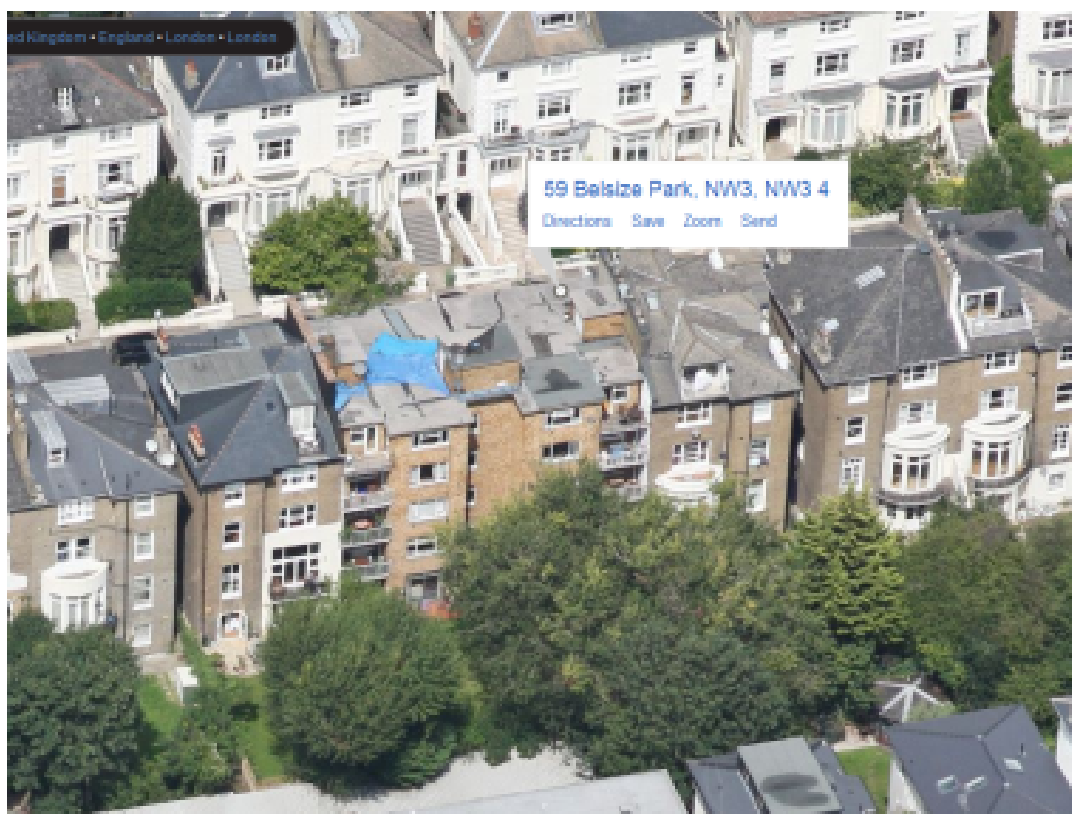


Photo 3: Rear elevation



Photo 4: Looking west on Belsize Park towards host property





Photo 5: Front elevation



Photo 6: Looking east along Belsize Park



Photo 7: View of the host building from the garages



Photo 8: View of the rear

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>29/09/2015</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	17/09/2015, extended to 23/10/2015 following correct service of Cert B notice).
<b>Officer</b>			<b>Application Number(s)</b>		
Laura Hazelton			2015/4470/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Belsize Park House 59 - 60 Belsize Park London NW3 4EJ			Please refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of an additional floor to provide 2 flats (2 x 1 bedroom) at roof level with rear balconies, installation of rear dormers, installation of roof lights to front and rear elevations, and alterations to the front and rear elevations to existing flats (previously approved under reference 2010/5609/P).					
<b>Recommendation(s):</b>		Grant planning permission subject to S106 agreement.			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	119	No. of responses	22	No. of objections	20
			No. Electronic	00		
Summary of consultation responses:	The application was advertised in the local press on 27/08/2015 (expiring 17/09/2015) and a site notice was displayed between 26/08/2015 and 16/09/2015.					
	<b>N.B.</b> A further 21 day consultation period was allowed after it was established that the relevant leaseholders and freeholders had not been notified of the proposal prior to submission. The relevant parties were notified on 01/10/2015 and 02/10/2015 (expiring 23/10/2015).					
	8 objections were received from neighbouring residents (32 Belsize Park Gardens, 53 Belsize Park, 52 Belsize Park, 50 Belsize Park, 61E Belsize Park, 49 Belsize Park) on design and amenity grounds:					
	<b>Design</b> <ul style="list-style-type: none"><li>• The additional floor will not be in keeping with the area and surrounding properties.</li><li>• The development would look ugly as all houses in the street are the same height.</li><li>• The roof addition is bulky and will make the building significantly larger than surrounding buildings. Unsightly and not in keeping with the CA.</li></ul> <p>Please refer to section 4 below for a detailed response.</p>					
	<b>Amenity</b> <ul style="list-style-type: none"><li>• The development will negatively impact parking in the area – will result in more cars and parking stress.</li><li>• An additional floor would create more noise nuisance.</li><li>• The additional floor would block sunlight levels entering adjoining properties.</li><li>• The application will create problems with rubbish and recycling.</li><li>• There are already problems with bicycle storage, extra bikes will make the situation worse.</li><li>• Access during building works would be through the building – disruptive and a health and safety risk.</li><li>• No consideration of disabled access.</li><li>• Would harm the privacy of adjoining neighbours</li></ul> <p>Please refer to sections 5 and 7 below for a detailed response.</p>					
	12 objections were received from leaseholders, freeholders and the managing agent of the host property:					
	<b>Failure to serve notice upon all relevant parties</b>					
	<i>Once it was established that the correct freeholders/leaseholders had not been consulted, the application was paused whilst the relevant parties had been notified and a 21-day response period given.</i>					
	<b>Design</b> <ul style="list-style-type: none"><li>• The previous application approved in November 2011 (2010/5609/P doesn't serve as a material planning consideration in the determination of the current application.</li><li>• The proposals fail to preserve or enhance the character and appearance of Belsize CA and will also be detrimental to the appearance of the existing building.</li><li>• There is currently strong consistency within the CA – mostly three storeys with lower ground and sometimes an attic level. The host building already includes a 4th floor slightly set back. The proposals are bulky and over-dominant, out of character</li></ul>					

	<p>with the building and CA.</p> <p><i>Please refer to section 4 below for a detailed response.</i></p> <p><b>Amenity</b></p> <ul style="list-style-type: none"> <li>• The quality of the accommodation does not meet minimum standards for gross internal floor area of minimum ceiling height.</li> <li>• Internal access to the proposed flats only via an internal staircase (the other flats have internal staircase and lifts).</li> </ul> <p><i>Please refer to sections 5 and 6 below for a detailed response.</i></p> <p><b>Transport implications</b></p> <ul style="list-style-type: none"> <li>• Paragraph 3.5 of the D&amp;A statement incorrectly claims that the space under the entrance stairs is unused and is proposed for cycle storage. This is incorrect – it is used for refuse storage by existing occupiers. The proposals don't include any additional storage space for refuse associated with the additional flats.</li> <li>• Object to the revised proposal to install a cycle storage shed in the rear garden. Inadequate details submitted regarding the cycle storage.</li> </ul> <p><i>Please refer to section 7 below for a detailed response.</i></p>
<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p>The <b>Belsize Conservation Area Advisory Committee (CAAC)</b> objected to the design of the rear elevation:</p> <ul style="list-style-type: none"> <li>• No objection to north street elevation, but the new rooflights would be less obtrusive if they were painted to match the new slate roof.</li> <li>• Objection to rear (south) elevation - the dormers are too large and bulky, and their new piers are wider than the brick elevations below them. There is an awkward junction between the new window to the staircase and the large piers.</li> <li>• The new rooflights are too large for the size of the new pitched roof.</li> <li>• Suggest a slated pitched roof is placed to over the staircase to allow each dormer to be articulated separately.</li> </ul> <p><i>Officer response</i></p> <ul style="list-style-type: none"> <li>• <i>The colour of the proposed rooflights has been amended to grey to match the proposed slate roof.</i></li> <li>• <i>The box dormers have been reduced in width so that they match the width of the projections below them.</i></li> <li>• <i>The rear rooflights are considered acceptable. They would be conservation-grade and grey to ensure they complement the proposed slate roof.</i></li> <li>• <i>The central staircase element cannot be changed to a pitched roof because it would result in the loss of the lift overrun and machine room. Instead, the roof over this central part was lowered slightly to break up the roof line.</i></li> </ul>



## Site Description

The application site consists of a residential block of flats comprising 10 self-contained apartments. The building has a basement, ground floor and three upper floors. The basement slopes down from street level to includes five garages. The top floor is set back from the front building line, with a lift overrun and two water tanks at roof level.

The building is located on the east side of Belsize Park, north east of the junction with College Crescent in a predominantly residential area. The site is located within the Belsize Conservation Area, which tends to be characterised by mid-19<sup>th</sup> Century villas with Italianate styling and a strong consistency in building heights – mostly three storeys with lower ground, some with attics. The host building was constructed in 1955 as an infill development following bomb damage to the site. The building differs from surrounding properties in its style, architectural composition and external materials but sits comfortably with its neighbours in terms of its mass, volume and building line.

## Relevant History

**8602098** - Works of alteration and refurbishment including the formation of an additional floor in the roofspace to provide two flats, a new entrance portico and alterations to the front elevation. Refused 26/02/1987.

**9560024** - Works of demolition to existing lift motor room and two water tank rooms on roof. Granted 08/06/1995.

**9500182** - Renewal of permission for works of alteration and refurbishment to the front elevation and the construction of a mansard roof extension comprising two one-bedroom self-contained flats dormers to front and rear elevation and two balconies to the rear elevation Granted 08/06/1995.

**2009/1732/P** - Erection of an additional floor to provide two flats at roof level with rear balconies, alterations to the front and rear elevations and application of render to front elevation. Refused 28/07/2009.

**2010/2182/P** - Erection of an additional floor to provide two flats (1 x 1 bedroom and 1 x 2 bedroom) at roof level with rear balconies, alterations to the front and rear elevations and application of render to front elevation. Refused 12/07/2010.

**2010/5609/P** - Erection of an additional floor to provide two flats (2 x 1 bedroom) at roof level with rear balconies, installation of rear dormers, installation of roof lights to front and rear elevations, and alterations to the front and rear elevations to existing flats (Class C3). Granted 09/11/2011.

**2011/2943/P** - Replacement of existing balcony window with a door and associated window panels to the rear balcony elevation of residential flat (Class C3). Granted 02/08/2011.

## Relevant policies

### National Planning Policy Framework 2012

### London Plan 2015, consolidated with amendments since 2011

### LDF Core Strategy and Development Policies

#### Core Strategy

CS1 (Distribution of Growth)  
CS2 (Growth Areas), CS5 (Managing the impact of growth and development)  
CS5 (Managing the impact of growth and development)  
CS6 (Providing quality homes)  
CS11 (Promoting sustainable and efficient travel)  
CS14 (Promoting high quality places and conserving our heritage)

#### Development Policies

DP2 (Making full use of Camden's capacity for housing)  
DP5 (Homes of different sizes)  
DP6 (Lifetime homes and wheelchair housing)  
DP18 (Parking standards and limiting the availability of parking)  
DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)

## **Supplementary Planning Guidance**

National Planning Practice Guidance 2014

Belsize conservation area statement 2003

CPG1 (Design) 2015

CPG6 (Amenity) 2011

## **Assessment**

### **1.0 Proposal**

1.1 The proposal involves the following:

- The demolition of 2 x cold water storage tanks at roof level and the erection of a roof extension across the full width of the existing building to provide 2 x 1 bedroom residential units.
- A shallow pitched roof to the front elevation with 4 x conservation grade rooflights. They would be grey to match the proposed slate roof.
- 2 x box dormers to the rear, positioned above the existing rear projections measuring 5.25m wide, 2.68m high and 5.5m deep. Each dormer would feature aluminium-framed sliding doors, a rear balcony measuring 1.4m x 4.2m and white metal balustrades to match those of the balconies below.
- Installation of 2 x conservation grade rooflights and 1 x window to rear elevation.
- The application of sand cement render to the front elevation, painted white to match surrounding properties. The brick rear elevation will be retained.

1.2 N.B. This is the resubmission of extant planning permission (reference 2010/5609/P) granted on 09/11/2011. The proposal remains the same, other than minor alterations to the rear fenestration.

1.3 Revisions

1.4 The original scheme was amended at the officer's request to incorporate the following changes:

- The colour of the rooflights were amended from white to grey to match the proposed slate roof;
- The box dormers were reduced in width so that they are in line with the existing projections below;
- The existing lift shaft to the centre of the roof was reduced in height slightly to reduce the overall bulk of the roof extension; and
- The handrails to the balconies were set in from the sides to reduce the potential of overlooking neighbouring balconies on the floors below.

### **2.0 Assessment**

2.1 The main planning considerations in the assessment of this application are:

- The principle of the development;
- Design (the impact of the proposal on the character of the host property and the wider Belsize Park Conservation Area);
- Amenity (the impact of the development on the amenity of adjoining occupiers);
- Standard of residential accommodation;
- Impact on existing transport and highways network.

### **3.0 The principle of the development**

3.1 The proposal would create 2 x 1 bedroom residential units. The Council acknowledges that there is a need and/or demand for dwellings of every size, with the provision of new housing identified as the priority land use of the Local

Development Framework. 1 and 2 bedroom dwellings are identified as being in high demand and the proposal is therefore in accordance with DP2.

#### **4.0 Design (the impact of the proposal on the character of the host building and wider conservation area)**

4.1 The proposed roof extension would replace existing structures at roof level, and would only be marginally higher than the existing structures. Although the extension would be visible from the public realm, the front elevation would be a shallow pitch that followed the pitch of the roofs of the two adjoining properties, helping to minimise views of the extension at street level. Objections have been received stating that the proposal would add additional bulk to the property and that it would appear top heavy. However, the extension would not exceed the ridgeline of the two neighbouring properties and is therefore not considered to harm the character of the existing skyline, appear dominant over the neighbouring properties or harm the character of the conservation area.

4.2 The rendering of the existing brick façade is considered to improve the appearance of the host building, bringing the appearance of the front elevation more in line with that of its traditional neighbours. The front rooflights would be conservation grade and a grey colour to help them blend in with the proposed slate roof, and the proposal is therefore considered to preserve and enhance the character and appearance of the host building and wider Conservation Area.

4.3 To the rear, the roof would be pitched, with two large box dormers above the existing rear projections and two new rooflights to the pitched roof either side. The dormers would include aluminium framed sliding doors to provide access on to two balconies measuring 1.4m deep x 4.2m wide. The balconies would also include simple white metal balustrades which would match the appearance of those on the balconies on each floor below.

4.4 Although the box dormers would be fairly large, they would not be visible from the public realm, with views only from the rear of nearby properties on Buckland Crescent. The dormers would follow the line of the two existing brick projections to the rear elevation. The existing lift overrun between the dormers would be reduced in height and set further back than the proposed dormers, which would help to articulate the dormers, and reduce the overall bulk of the roof extension. It is not considered that the development would harm the character of the conservation area, and the proposed rendering to the front elevation is considered to improve the appearance of the host building and surrounding area.

4.5 On balance, it is not considered that the proposals would cause harm to the character and appearance of the Belsize Park Conservation Area in compliance with Policies CS14 and DP25 of the Local Development Framework.

#### **5.0 Amenity (the impact of the development on the amenity of neighbours)**

5.1 The erection of an additional floor is not considered to harm the impact of adjoining neighbours in terms of a loss of outlook, daylight or privacy.

5.2 To the front elevation, the proposal includes the installation of ten rooflights to the roof slope. Due to the shallow pitch of the roof, it is not considered that the rooflights would cause any harm in terms of overlooking of neighbours. Furthermore, the nearest residential properties opposite the host building are 54/53 Belsize Park at a distance of 22m. This complies with Camden's recommended distance between directly overlooking windows of at least 18m. Furthermore, the host building already features a number of windows to the front, and the proposal is not considered to cause greater detriment to neighbouring amenity than the existing situation.

5.3 To the rear, the two dormers with balconies are not considered to materially increase the opportunity for overlooking of neighbouring gardens. The host building already features eight balconies to the rear, and the proposed windows and balconies are not considered to present a significantly greater opportunity for overlooking of surrounding properties than the existing arrangement.

5.4 The properties to the rear are located approximately 34m away and are therefore at such a distance that the proposal would not be harmful to their amenity. It is not considered that an additional two flats would generate significant noise and

disturbance over and above that currently generated by existing occupants of the building.

5.5 The proposed balconies would be located above the recessed balconies of the flats on the floor below. The handrails have therefore been set in from the edge of the balconies to reduce the potential of overlooking of these neighbours.

5.6 An objection has been received stating that the proposal would impact the levels of sunlight entering the rooms of the properties on the opposite site of the road. However, as they are located over 22m away to the North West of the host building, it is not considered that levels of sunlight would be discernibly impacted.

## **6.0 Standard of residential accommodation**

6.1 A new nationally described space standard took effect in October 2015 setting out requirements for the gross internal floor area of new dwellings.

6.2 Both flats would be 1 bed, 2 person flats with flat 1 providing a gross internal floor area (GIA) of 60.3sqm and flat 2 providing 48.2sqm. This is only marginally less than the standard of 50sqm for a 1 bedroom, 2 person flat (excluding any area with a headroom of less than 1.5m) and is therefore considered acceptable. The minimum floor to ceiling height is 2.3m for 73% of the GIA of both flats. This is slightly below the standard of 75% but is considered acceptable. Both flats provide a double bedroom that is larger than the recommended 2.75m wide and a floor area of at least 11.5sqm.

6.3 Both flats contain an adequate amount of storage and utility space. Each flat is dual aspect, with all rooms having access to natural light (except the bathrooms), and both flats meet London Plan good practice guidelines for kitchen/dining room floor area. Private outdoor amenity space is provided in the form of a south facing balcony for each flat providing 5.2sqm of amenity space, in accordance with CPG2.

6.4 The existing building has lift access from ground floor up to the third, and access to the new dwellings would be stepped-access only. This is considered acceptable in light of the fact that the only access into the host building is via steps from street level up to the main entrance. Furthermore, the Council's Access Officer has assessed the proposal and considered it acceptable.

6.5 Overall, the proposal is considered to provide an acceptable standard of residential accommodation.

## **7.0 Impact on existing transport and highways network.**

### Car Parking

7.1 Development policy DP18 states that the Council seeks to ensure that developments provide the minimum necessary car parking provision. The application site has a PTAL rating of 6b (excellent) which means it is highly accessible by public transport and is within the Belsize Controlled Parking Zone (CPZ). Consequently the Council would require the development to be car free and the applicant has indicated their willingness to enter into a S106 agreement to ensure this.

### Cycle Parking

7.2 The proposed residential development consists of 2 units with 1 bedroom or less. Therefore 2 cycle parking spaces are required to meet the London Plan's minimum cycle parking requirement. The proposal includes two Sheffield stands in the rear garden of the property. The stands are not fully CPG7 compliant, as they are not positioned near the front entrance, with step free access. However, this would not be possible given the existing constraints of the site, and the cycle parking is therefore considered acceptable.

### Managing the impacts of construction on the surrounding highway network

7.3 Camden Development Policy DP20 states that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Camden Development Policy DP21 relates to how a development is connected to the highway network. However, a CMP is not necessary for the site based on the scale of the proposal and the type of work



involved.

#### Highway and Public Realm Improvements directly adjacent to the site

7.4 Development Policy DP21 states that 'The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'. The footway and 2 vehicular crossovers directly adjacent to the site could be damaged as a direct result of the proposed works and the Council would therefore need to secure a financial contribution for highway works as a section 106 planning obligation. The applicant has indicated their willingness to enter into this agreement.

#### **8.0 Other issues**

8.1 Objections have also been received claiming that the building works would be disruptive and would be a health and safety risk. This is not a material planning consideration, however, noise from demolition and construction works is subject to control under the Control of Pollution Act 1974.

#### **9.0 CIL**

9.1 The scheme is liable for the Mayor's CIL as 2x new units are proposed. The contribution, based on an uplift of new floorspace of 110sqm x £50, would be £5,500. The scheme will also be liable for the Camden CIL which is charged at £500 per sqm for residential development, which would require a contribution of £55,000. An informative will be attached to remind the applicant of this.

#### **10.0 Recommendation**

10.1 Grant planning permission, subject to a S106 agreement securing the development as car free, and a financial contribution for highway works.

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 9<sup>th</sup> November 2015. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**

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www.camden.gov.uk/planning

Application Ref: **2015/4470/P**

05 November 2015

Dear Sir/Madam

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**Belsize Park House  
59 - 60 Belsize Park  
London  
NW3 4EJ**

Proposal:

Erection of an additional floor to provide 2 flats (2 x 1 bedroom) at roof level with rear balconies, installation of rear dormers, installation of roof lights to front and rear elevations, and alterations to the front and rear elevations to existing flats (previously approved under reference 2010/5609/P).

Drawing Nos: BSP 01.01, BSP 01.02, BSP 01.03, BSP 01.04, BSP 01.05, BSP 01.10\_Rev.A, BSP 04.01 Rev.B, BSP 04.02, BSP 04.03-Rev.A, BSP 04.04-Rev.C, BSP 04.05, BSP 04.06, BSP 04.07, BSP 04.08, BSP 04.09, BSP 04.10 and Design & Access Statement.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 if in CA of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: BSP 01.01, BSP 01.02, BSP 01.03, BSP 01.04, BSP 01.05, BSP 01.10\_Rev.A, BSP 04.01 Rev.B, BSP 04.02, BSP 04.03-Rev.A, BSP 04.04-Rev.C, BSP 04.05, BSP 04.06, BSP 04.07, BSP 04.08, BSP 04.09, BSP 04.10 and Design & Access Statement.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



# **DRAFT**

# **DECISION**