

Planning Development Management Committee

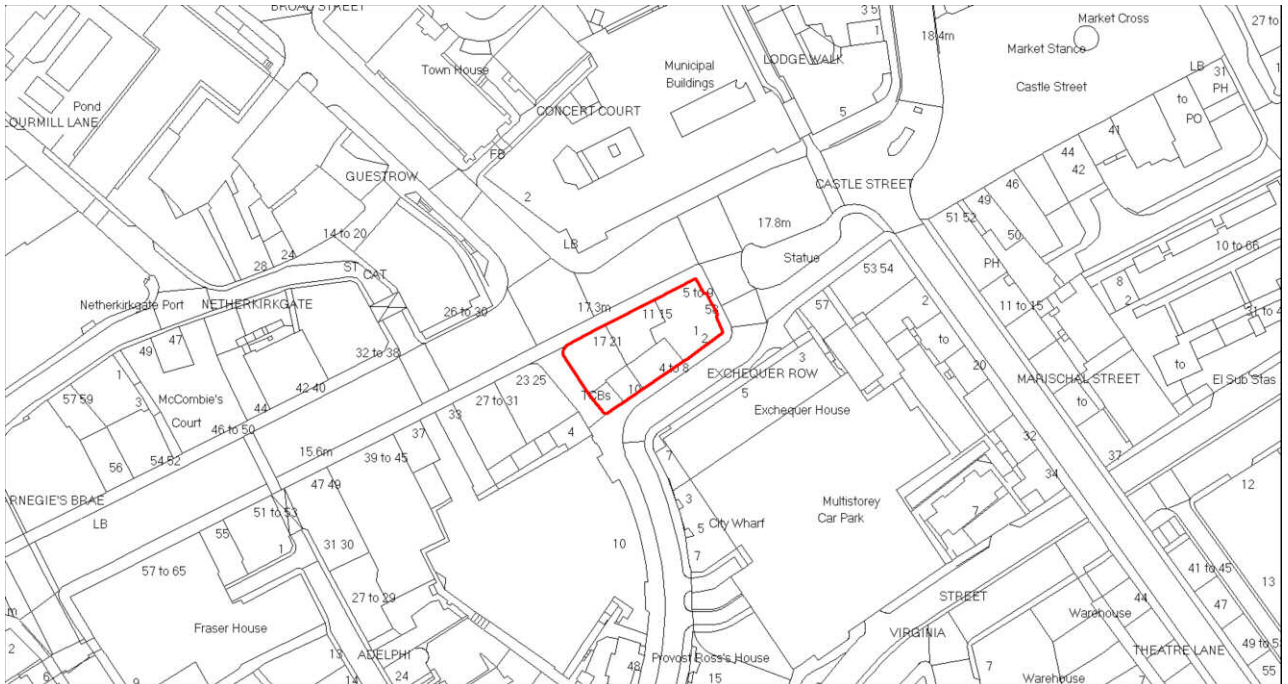
THE ATHENAEUM, 15 UNION STREET,
ABERDEEN

CHANGE OF USE/CONVERSION OF FIRST TO
FOURTH FLOORS TO FORM 40 SERVICED
APARTMENTS AND REPLACEMENT
WINDOWS AND ASSOCIATED DORMER
WINDOWS AND ROOF LIGHTS

For: Markten Ltd

Application Type : Detailed Planning Permission
Application Ref. : P130946
Application Date: 12/07/2013
Officer: Gavin Clark
Ward : George Street/Harbour (A May/J
Morrison/N Morrison)

Advert :
Advertised on:
Committee Date: 26 September 2013
Community Council : No Community
Council



RECOMMENDATION:

Willingness to approve, subject to conditions, but to withhold the issue of the consent document until the applicant has made payment to the Council to secure the identified developer contributions towards core paths and car club membership.

DESCRIPTION

The site is located at the eastern extremity of Union Street opposite the Town House. 15 Union Street forms part of a 5 storey terrace of buildings, designed by the renowned local architect Archibald Simpson and erected over time to create a unified whole named the Union Buildings, of which the most celebrated section was the Athenaeum. In 1973 a serious fire resulted in the loss of the roof and most of the interior. As a result, most of the interior is relatively new, although some original timber floors on the west end of the building are reported to remain, whilst the mansard roof is totally new. The previous roof had a shallow pitch and would have been largely unseen from ground level. The building was originally listed as Category A, but was re-classified by Historic Scotland in 2007 to Category B. The site is located within the Union Street Conservation Area.

The upper floors of the building are currently vacant. On the ground floor are two public houses, "The Athenaeum" facing onto Union Street and "Henry's Bar" facing Exchequer Row. There are also two shop units (one presently vacant) facing onto Union Street. In the basement is a licensed entertainment venue/night club known as "Snafu".

RELEVANT HISTORY

An application seeking planning permission (Ref: A8/1173) for the conversion of all of the upper floors of the building to form 41 flats was lodged with the Council in July 2008. The proposal was subsequently amended to delete the proposed first floor flats, reducing the number to 30 flats. The application was considered by the Planning Committee on 18 June 2009 when it was resolved *"to approve the application, subject to conditions, but to withhold the issue of the consent document until the applicant has entered into appropriate arrangements with the City Council for making the planning gain contribution negotiated between the two parties and for the provision of affordable housing"*. The applicant has not progressed this and, accordingly, the consent document has not been issued.

An application seeking listed building consent (Ref: A8/1172) for the conversion works to the second, third and fourth floors of the building was also lodged with the Council in July 2008. This application was approved conditionally on 1st July 2011.

An application seeking planning permission (Ref: P101518) for the change of use and conversion of the first floor of the building from office use to form 11 residential flats was withdrawn by the applicant on 3rd May 2011 prior to the application being determined.

An application seeking listed building consent (Ref: P101521) for alterations to form 11 flats at the first floor level was approved under delegated powers on the 30th June 2011.

PROPOSAL

The proposal seeks detailed planning permission for the change of use/ conversion of the first to fourth floors to form 40 serviced apartments, replacement windows and associated dormer windows/ roof lights.

The proposal is for serviced apartments, which the applicant has advised will be operated in association with the Aberdeen Douglas Hotel. The application is not for residential flats as has previously been applied for, or as mentioned in the letters of representation.

The ground floor would include the reception, lobby and cycle storage area. A new partitioned fire access door between ground floor level and the nightclub "Snafu", which is located in the basement. This would allow for a separate access between the two uses.

In terms of upper floor layout, the first floor would include 8 one bed apartments and 2 two bed apartments, the second and third floors would contain 10 one bed apartments and one studio apartments and the fourth floor would contain 7 one bed apartments and 1 two bed apartments.

The existing windows would be replaced, except for the curved window on the corner of Union Street and Shiprow and the large double height windows on the east elevation, which would be retained. The other existing windows are to be replaced with timber sash and case double glazed units, with the frames to be of a matching profile. In addition, two new dormers and 3 conservation style roof windows (behind the existing pediment) will be located on the Union Street elevation, a new conservation style roof window (behind the existing pediment) will be located on the Ship Row elevation and two new conservation style roof windows will be located behind the existing pediment on the Castle Street elevation. These alterations have previously been granted Listed Building Consent (Ref: A8/1172).

In terms of refuse, bin storage is to be located to the rear of the property, on Exchequer Row.

Supporting Documents

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at - <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?130946>

On accepting the disclaimer enter the application reference quoted on the first page of this report.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application has been referred to the Sub-committee as 12 letters of representation have been received. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Project Team – commented as follows:

The applicant would normally be required to provide a maximum of 0.6 parking spaces per bedroom of the proposed development. There is no off-street parking

with this proposal; however, parking arrangements will be made in a private car park if required. The surrounding area is subject to a controlled parking zone, which will act to discourage indiscriminate parking. No part of the development will be eligible for a parking permit.

Cycle parking will also be required for the proposed development. This should be in the form of two long stay stands in a secure lockable compound or within the building. These details were subsequently submitted.

The developer was also advised to instigate discussions with the car club and relevant officers of the council in order to provide car club membership for the proposed development in order that it can be used by the occupants of the apartment for the duration of their stay. The developer has agreed to make a contribution with regards to car club membership, this will be discussed later in this report.

Details would be required on how the refuse and service vehicles will be done for the proposed site. These details were subsequently submitted.

The proposed development would generate less traffic to the strategic road network and as a result no contribution to the Strategic Transport Fund would be required.

The submitted Travel Plan is acceptable but the applicant should be advised that the information gathered by the surveys and the targets set along with the results of the audits must be submitted to Aberdeen City Council for any further comments. This will be controlled via planning condition.

Environmental Health – have advised of a general acceptance of the submitted Noise Assessment and Air Quality Assessment subject to conditions. They have also requested the insertion of a condition relating to the submission of a further noise assessment on completion of works. A more detailed assessment of their response is contained within this report.

Developer Contributions Team – A contribution will be required towards environmental and access improvements (core paths).

Enterprise, Planning & Infrastructure (Flooding) - no observations.

Community Council – no community council.

REPRESENTATIONS

Twelve letters of representation have been received. The objections raised relate to the following matters –

- The amenity of the residents of the application subjects would be significantly impacted upon by noise emitting from the bar and nightclub – and the applicants are unable to protect the residents of the application subjects from noise emitting from the ground and basement premises;
- The proposal conflicts with the presumption in favour of retaining and developing commercial uses within the City Centre Business Zone;

- Due to the shared access from the fire door of the nightclub into the central stairwell of the building the application fails to comply with the Supplementary Guidance on Harmony of Uses
- Given the present demand for city centre office space, the applicant has not justified the need to depart from the current permitted use of the upper floor of the building as office premises;
- The proposed application will not secure residential amenity, and the application fails to comply with the Supplementary Guidance on Harmony of Uses;
- The applicants are unable to carry out the proposals and recommendations in their noise assessment, as they do not own, or have rights of access over much of the property required to mitigate against noise;
- The application relates to Floors 1-4. A previous application (A8/1173) for floors 1-4 was submitted in 2008, and although this was not granted the Council made it clear that consent would not be approved on the first floor. The Noise Assessment states that in relation to the first floor, even if mitigation measures were all achieved “it is difficult to say whether the appropriate noise criteria could be met”;
- Conflicting land use within the building is likely to result in future complaints to Environmental Health;
- The proposed development will generate additional traffic in an area with very little parking, or stopping off, and will cause a hazard to road users through vehicles parking nearby the premises;
- The proposed development does not include any car parking provision, and will therefore lead to additional pressure on car parking in the surrounding streets;
- Noise measurements contained in the Noise Assessment will have to be reviewed by Environmental Health – but Section 4.14 advises that music from the nightclub is clearly audible on the first floor, reaching up to 69.9dB in some places. Section 4.15 refers to it being approximately 38dB above the inaudibility criteria; it is therefore difficult to achieve the noise levels set out in the submitted Noise Assessment;
- Potential damage to businesses on ground and basement floors;
- The use of the building for flats is an inappropriate use of the building; given the existing uses on the ground floor and basement levels;

PLANNING POLICY

National Planning Guidance

Scottish Planning Policy: Paragraph 33 states that “ *the planning system should proactively support development that will contribute to sustainable economic growth and to high quality sustainable places*”

Paragraph 80 states that “*Planning Authorities should promote the efficient use of land and buildings, directing developments towards sites within existing settlements where possible to make effective use of existing infrastructure and service capacity and to reduce energy consumption*”.

Paragraph 111 states that “*in most cases, the historic environment can accommodate change which is informed and sensitively managed, and can be adapted to accommodate new uses whilst retaining its special character*” and “*the aim should be to find an economic use that is viable over the long-term with minimal impact on its special architectural and historic interest of the building or area*”. Paragraph 113 advises that “*change to a listed building should be managed to protect its special interest whilst enabling it to remain in active use*”.

Scottish Historic Environment Policy (SHEP): Paragraph 3.48 advises that “*where a proposal involves alteration or adaptation which will sustain or enhance the beneficial use of the building and does not adversely affect the special interest of the building, consent should normally be granted*”.

Aberdeen Local Development Plan

Policy C2: City Centre Business Zone and Union Street: states proposals to use basement and upper floor levels for retail, residential and other appropriate purposes will be encouraged in principle.

Policy I1: Infrastructure Delivery and Developer Contributions: where development either individually or cumulatively will place additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet, or contribute to the cost of providing or improving such infrastructure or facilities.

Policy T2: Managing the Transport Impact of Development: states that new developments will need to demonstrate that sufficient measures have been taken to minimise the traffic generated.

Transport Assessments and Travel Plans will be required for developments which exceed the thresholds set out in the Transport and Accessibility Supplementary Guidance. Planning conditions and/ or legal agreements may be imposed to bind the targets set out in the Travel Plan and set arrangements for monitoring, enforcement and review.

Policy D1: Architecture and Placemaking: states that, to ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale,

massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and vboundary treatments, will be considered in addressing that contribution.

Policy D3: Sustainable and Active Travel: new development will be designed in order to minimise travel by private car, improve access to services and promote healthy lifestyles by encouraging active travel. Development will maintain and enhance permeability, ensuring that opportunities for sustainable and active travel are both protected and improved.

Policy D5: Built Heritage: states that proposals affecting Listed Buildings or Conservation Areas will only be permitted if they comply with Scottish Planning Policy.

Supplementary Guidance

Infrastructure and Developer Contributions Manual

Transport and Accessibility

Harmony of Uses

Technical Advice Note: The Repair and Replacement of Windows and Doors

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise. Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities to preserve and enhance the character or appearance of conservation areas.

Principle of Development:

The application site forms part of the Union Buildings and is located within the City Centre Business Zone. Policy C2 “City Centre Business Zone and Union Street” states that proposals to use basement and upper floor levels for retail, residential, and other appropriate purposes will be encouraged in principle. This is on the basis that any proposal provides an appropriate level of amenity to such developments.

The proposal is for serviced apartments, which the applicant has advised will be operated in association with the Aberdeen Douglas Hotel. The application is not for residential flats as has previously been applied for, or as mentioned in the letters of representation.

The proposal is considered to be compliant with the uses in the surrounding area and would bring a redundant building back into use. It is considered that the an

acceptable level of amenity can be achieved, as indicated in the submitted noise assessment, furthermore, a condition ensuring that an acceptable level of amenity could be met is recommended. The proposal is therefore considered to be compliant with this section of policy.

Design:

As had previously been mentioned the proposal includes a number of alterations including the replacement of a number of windows and doors, as well as the inclusion of additional dormers and roof windows. These alterations have previously been the subject to an application for listed building consent on all four floors (Ref: 101521 and A8/1172) and the design, materials and style have been previously considered as acceptable. The proposal is considered to accord with Policy D1 "Architecture and Placemaking" and the relevant Technical Advice Note: The Repair and Replacement of Windows and Doors.

Noise:

The applicants submitted a noise assessment along with the application. The previous application associated with the site (Ref: A8/1173) recommended that the first floor be used as a buffer zone with no flats to be built. The current application recommends mitigation measures to allow permission for the first floor of the property to be used as serviced apartments.

Noise measurements were undertaken on the 23rd and 31st May 2013, measurements were made throughout the first to fourth floors when the club was operational. The report noted that noise from the club increased after midnight. Access to the club and to the Athenaeum was not granted, so a level difference could not be established.

The report concluded that, following an upgrade in the Snafu sound system noise levels have increased by about 8dB on the first floor since the previous noise assessment in 2009. Noise levels on the 2nd to 4th floors have remained at similar levels.

The report has recommended that the current 6mm sash glazing is to be kept and a secondary 4mm sash with a 100mm air gap is to be added. The proposed system, according to relevant guidance, will provide an adequate sound reduction, and thus the internal noise levels should meet the Council's requirements.

The report also concluded that it is imperative that improvements are made to the Snafu fire door and fire escape route. The report recommends that the existing fire door is upgraded and the fire escape is partitioned off such that the access to the serviced apartments above is in a separate part of the building. The applicants have submitted amended plans which shows that the fire door to Snafu will be partitioned off, which will help minimise potential noise from the basement floor. A further recommendation is to provide absorptive material to the central staircase to minimise noise transmission.

A "box in box" construction is recommended on all floors and based on a jack up floor system. The report advises that this system is capable of achieving the

“inaudibility” criteria for all floors, should it be installed, for all floors assuming a 1” floating floor air gap is adopted in line with recommendation.

A number of the letters of representation made comment with regards to possible noise complaints arising from any future residents. The Council’s Supplementary Guidance on Harmony of Uses acknowledges that liquor licence premises (three of the properties below are bars) can cause conflict between different uses, which may give cause for concern. Noise nuisance can arise from both within and outwith liquor licence premises and may be generated by playing music from sound systems and juke boxes, deliveries and group of people etc.

The greatest potential impact on amenity in the area is presently created by the nightclub in the basement although there is also noisy activity such as karaoke nights in the café/ bars on the ground floor, and this could potentially be intensified. Whilst it is fortunate that the noisiest activity is in the basement and, therefore, furthest away from the proposed serviced apartments, the licensed premises on the ground floor could potentially be a source of nuisance for any apartments on the first floor immediately above.

Notwithstanding the above, the proposal has been assessed fully by the Council’s Environmental Health Officers, who are satisfied that “box within a box” construction method and the recommended measures identified in the noise impact assessment will lessen the predicted noise levels to an acceptable extent. A further noise assessment would be undertaken prior to habitation of the building to ensure that the inaudibility as described within the Noise Impact Assessment had been met. The proposal is therefore considered to comply with the Supplementary Planning Guidance Note.

Roads/ Car Club Membership:

Policy T2 of the ALDP states that new developments will need to demonstrate that sufficient measures have been undertaken to minimise traffic generated. In this respect a Travel Plan was submitted with the application.

The submitted Travel Plan has advised that the site is well served by bus routes, rail routes and an NCP pay and display car park, in which the applicant has agreed reduced rates for potential occupants. Information would be provided to all occupants.

The document concluded that the location is within the City Centre, close by the existing public transport and rail network, and that the development is located close to various pay and display car parks in the city, should occupants travel to Aberdeen or hire a car during the day.

The applicant has also agreed to enter into an agreement to provide car club memberships. This will provide occupiers of the apartments with memberships and vouchers to allow access to vehicles located throughout the city. The applicant, as part of the required payment, will also provide partial funding for a new car to be located on Marischal Street.

In terms of cycle parking, provision would be provided within the curtilage of the property and refuse detailing has been adequately dealt with, the proposal is therefore considered to accord with Policies T2 and D3 of the Aberdeen Local

Development Plan and the relevant Supplementary Guidance on Transport and Accessibility

Developer Contributions:

The Council's Supplementary Guidance in relation to Infrastructure and Developer Contributions and Policy I1 of the ALDP states that development should be supported by the infrastructure and developer contributions necessary to support the proposed development.

In this regard, the Council's Developer Contributions team has requested a contribution in relation to the core path network. The applicant's agent has accepted this contribution requirement, and has indicated a willingness to pay on the granting of planning permission. As a result, the proposal is considered to accord with Policy I1 of the Aberdeen Local Development Plan and its related Supplementary Planning Guidance on Infrastructure and Developer Contributions Manual.

Letters of Representation:

Twelve letters of representation have been received, which addressed a number of issues including noise, residential amenity and traffic impact. These issues are summarised and addressed as follows:

"The amenity of the residents of the application subjects would be significantly impacted upon by noise emitting from the bar and nightclub – and the applicants are unable to protect the residents of the application subjects from noise emitting from the ground and basement premises."

"Noise measurements contained in the Noise Assessment will have to be reviewed by Environmental Health – but Section 4.14 advises that music from the nightclub is clearly audible on the first floor, reaching up to 69.9dB in some places. Section 4.15 refers to it being approximately 38dB above the inaudibility criteria;

"Difficult to achieve the noise levels set out in the submitted Noise Assessment;"

The proposal has been assessed by the colleagues in Environmental Health, who have advised their satisfaction with the findings of the submitted Noise Impact Assessment. They feel that an acceptable level of amenity can be achieved for the users of the serviced apartments. A condition to the consent ensuring construction in accordance with the submitted assessment is recommended. In addition, a further assessment will be requested on completion of the works to ensure construction in accordance with the findings, and to ensure an acceptable level of amenity can be provided.

"Due to the shared access from the fire door of the nightclub into the central stairwell of the building the application fails to comply with the Supplementary Guidance on Harmony of Uses;"

The submitted noise assessment highlighted the fire escape/ central stairwell as a major noise constraint. As a result the applicants have submitted a drawing

showing the fire escape partitioned off from the reception area of the building. As a result the proposal is considered acceptable.

“The proposal conflicts with the presumption in favour of retaining and developing commercial uses within the City Centre Business Zone”

Policy C2 “ City Centre Business Zone and Union Street” states that proposals to use basement and upper floor levels for retail, residential and other appropriate purposes will be encouraged in principle.

“The applicants are unable to carry out the proposals and recommendations in their noise assessment, as they do not own, or have rights of access over much of the property required to mitigate against noise”

Issues in relation to land / property ownership and rights of access are a legal matter between the owners of the properties This is not a material planning consideration. Notwithstanding, co-operation may be required between other owners in relation to measures identified in the noise assessment, in order to comply with the recommended conditions and thus to permit the occupation of the development.

“The application relates to Floors 1-4. A previous application (A8/1173) for floors 1-4 was submitted in 2008, and although this was not granted the Council made it clear that consent would not be approved on the first floor. The Noise Assessment states that in relation to the first floor, even if mitigation measures were all achieved “it is difficult to say whether the appropriate noise criteria could be met”

The above application was submitted by another applicant. A further noise assessment has been submitted, which has concluded that satisfactory noise levels can be achieved.

“Conflicting land use within the building is likely to result in future complaints to Environmental Health”

Whilst complaints could be received from occupiers of the serviced apartments, Environmental Health are satisfied with the findings of the Noise Assessment, and have requested the submission of a further noise assessment upon completion of the works on site.

The proposed development will generate additional traffic in an area with very little parking, or stopping off, and will cause a hazard to road users through vehicles parking nearby the premises; and

The proposed development does not include any car parking provision, and will therefore lead to additional pressure on car parking in the surrounding streets;

The proposal has been assessed by colleagues in the Roads Projects Team, who have raised no objections to the proposal. In addition, cycle parking facilities will be provided within the properties, and membership of a car club has been agreed with the applicants. These matters are likely to lessen any impact on the transport network.

“Shared access to the fire door at street level with the nightclub within the basement. Due to this shared access from the fire door of the nightclub into the central stairwell of the building the application fails to comply with the Supplementary Guidance on Harmony of Uses”

The applicant has indicated sole ownership of this area, and has submitted an amended ground floor plan, which shows an additional access into the basement level, which will allow access in the event of a fire, and will also help minimise any potential noise impacts, the proposal is therefore considered to accord with the Supplementary Guidance.

“Potential damage to businesses on ground and basement floors”

The proposal will be subject to a further noise assessment, which will ensure that any impact on the public house/ nightclub would be minimal.

Other Material Planning Considerations:

The proposal is also considered to accord with the principles set out in both Scottish Planning Policy, and Scottish Historic Environment Policy (SHEP). The proposals are considered to be appropriate given the central location of the site and its relationship with surrounding uses. The current proposals would also see the upper floors of a prominent building on Union Street being brought back into use, and in turn help enhance the listed building. As a result of the above, the proposal is also considered to be in accordance with SHEP. There are no other material planning considerations which would warrant refusal of planning permission.

Conclusion:

In conclusion, although it is acknowledged that it would be challenging to achieve a reasonable level of amenity within the serviced apartments, the submitted noise assessment, along with comments from Environmental Health have indicated that there is a technical solution to ensure the required levels can be achieved. The recommendation is, therefore, to approve the application, subject to conditions, with the consent document being withheld until the developer contribution in relation to core paths and car club memberships have been met.

RECOMMENDATION

Willingness to approve, subject to conditions, but to withhold the issue of the consent document until the applicant has made payment to the Council to secure the identified developer contributions towards core paths and car club membership.

REASONS FOR RECOMMENDATION

The proposal is considered to be an acceptable form of development that would bring an unused building back into use. Following the submission of the Noise Assessment, it is considered that an acceptable level of amenity would be provided to the proposed users and Environmental Health Officers are satisfied

with these findings. This can be controlled via planning condition. The bringing back into full use of redundant or underused floor space in the upper floors will help to ensure the long term commercial viability of the building. Subject to agreements with regards to car club membership the Council's Roads Projects Team has no objection to the proposed development.

The proposal is therefore considered to accord with Scottish Planning Policy (SPP), Scottish Historic Environment Policy (SHEP), Policies C2 "City Centre Business Zone and Union Street", Policy I1 "Infrastructure Delivery and Developer Contributions", Policy T2 "Managing the Transport Impact of Development", D1 "Architecture and Placemaking", D3 "Sustainable and Active Travel" and D5 "Built Heritage. The proposal is also considered to accord with the relevant Supplementary Planning Guidance. There are no material planning considerations which would warrant refusal of planning permission.

CONDITIONS

it is recommended that approval is granted subject to the following conditions:-

(1) That the serviced apartments hereby granted planning permission shall not be occupied unless the cycle storage facilities as shown on drawing no. L(20)202 have been provided - in the interests of encouraging more sustainable modes of travel.

(2) That the serviced apartments hereby granted planning permission shall not be occupied unless a noise assessment is carried to confirm the effectiveness of the works and that the predicted sound reduction levels detailed in the Bureau Veritas noise assessment dated 26 June 2013 have been achieved and the assessment has been submitted to, and agreed in writing by the Planning Authority, in consultation with the Environmental Health Service - in order to preserve the amenity of the occupiers of the serviced apartments.

(3) The property, inclusive of the serviced apartments and building access, shall be constructed in accordance with the recommended design described in the Bureau Veritas noise assessment dated 26 June 2013, or in accordance with an equivalent scheme to meet or specified noise reduction levels and 'inaudibility' criteria as may be agreed in writing by the Planning Authority - in order to preserve the amenity of the occupiers of the serviced apartments.

(4) That the serviced apartments hereby granted planning permission shall not be occupied unless details of a mechanical ventilation system drawing air from the roof of the building shall be provided for the apartments fronting Union Street to minimise exposure to potential exceedances of the national Air Quality Objectives has been submitted to, and agreed in writing by the Planning Authority, in consultation with the Environmental Health Service - in order to preserve the amenity of the occupiers of the serviced apartments.

(5) That following the first 6 months of the approved development being brought into use, details shall be submitted to the Planning Authority highlighting how the issues identified in the submitted Travel Plan have been achieved - in order to encourage more sustainable forms of travel to the development.

(6) Not any one of the serviced apartments hereby approved shall be occupied for a period in excess of 90 days in any one calendar year by any one family, individual or group. - The development has insufficient amenity space for permanent occupancy as a residential unit and no parking provision, and has not been assessed as residential development. It is therefore considered expedient to control occupancy.

Dr Margaret Bochel

Head of Planning and Sustainable Development.