

SUBJECT DEVELOPMENT APPLICATION REPORTS ITEM 9

REPORT OF Head of Planning & Building Control

<p>APPLICATION NO. APPLICATION TYPE REGISTERED PARISH WARD MEMBER(S) APPLICANT SITE PROPOSAL</p>	<p>P09/E0720 FULL 16.07.2009 HENLEY-ON-THAMES</p> <p>DAM Estates Limited 38 Market Place Henley-on-Thames Change of use, demolition, conversion and alterations to former police station, to form a restaurant (A3 use), two houses and two upper level flats. Works affecting guttering/rainwater and roof tiling of adjacent listed building, including foundation construction adjacent to listed wall.</p>
<p>AMENDMENTS</p>	<p>As amended by Drawing Nos. P2-102 Rev A, P3-100 Rev A, P3-101 Rev A, P3-102 Rev A, P4-102 & P4-103 accompanying Agent's letter dated 24 September 2009.</p>
<p>GRID REFERENCE OFFICER</p>	<p>475929/182662 Mrs H.E.Moore</p>
<p>APPLICATION NO. APPLICATION TYPE REGISTERED PARISH WARD MEMBER(S) APPLICANT SITE PROPOSAL</p>	<p>P09/E0721/LB LISTED BLDG. CONSENT 16.07.2009 HENLEY-ON-THAMES</p> <p>Dam Estates 38 Market Place Henley-on-Thames Works affecting guttering/rainwater and roof tiling of adjacent listed building, including foundation construction adjacent to listed wall.</p>
<p>AMENDMENTS</p>	<p>As amplified by drawing nos. P4102 and P4103 accompanying agent's letter dated 24 September 2009.</p>
<p>GRID REFERENCE OFFICER</p>	<p>475929/182662 Mrs H.E.Moore</p>
<p>APPLICATION NO. APPLICATION TYPE REGISTERED PARISH WARD MEMBER(S) APPLICANT SITE</p>	<p>P09/E0739/CA CONSERVATION AREA 16.07.2009 HENLEY-ON-THAMES</p> <p>Dam Estates 38 Market Place Henley-on-Thames</p>

PROPOSAL	Demolition of rear (north-side) outbuilding; removal of section of boundary wall adjacent to the outbuilding (along Kings Road).
AMENDMENTS	As amplified by Drawing Nos. P3-100A, P3-101A & P3-102A accompanying Agent's letter dated 24 September 2009.
GRID REFERENCE	475929/182662
OFFICER	Mrs H.E.Moore

1.0 INTRODUCTION

- 1.1 These applications are referred to Committee as the officer's recommendation conflicts with the views of the Town Council.
- 1.2 The site lies within the central area of Henley on Thames, within the Henley Main Conservation Area. Buildings on the site have been vacant since the summer of 2005 following the relocation of the police station to elsewhere in the town. The former police station is a group of three red brick buildings comprising the Police House fronting Market Place, the King's Road office and Cell block and the rear garage block. All buildings are two storey. The buildings date from the turn of the century and the main building is identified in the Henley on Thames Conservation Area as a building of local note. The site is shown in the Local Plan as a burgage plot, and certainly the dimensions of the curtilage, albeit truncated by development to the north, are consistent with those of an historic burgage plot. The buildings are located in the historic core of the town within the setting of a number of important listed buildings including the Town Hall (grade 11*) and the office to the rear (a converted grade 11 barn). The eastern boundary is a party wall with number 36 Market Place, a grade 11 listed building. Vehicle access to the site is taken from King's Road.

2.0 PROPOSAL

- 2.1 The proposal involves demolition of the garage block and a section of adjacent boundary wall. Single storey extensions are proposed to link the two remaining buildings which are proposed to be converted to a restaurant at ground and part first floor. Restaurant staff facilities are proposed in the existing basement. The remainder of the first floor and the roof space of the frontage building are to be converted to flats, one two bed and one three bed. Two x 2 bed town houses are proposed at the rear of the site in place of the garage block. The extensions are proposed to be constructed in matching brick work and the town houses in brickwork and timber for the walls and slate for the roof.
- 2.2 The grant of listed building consent is only required for works affecting the guttering/rainwater goods and roof tiling of the adjacent listed building, including foundation construction adjacent to the listed wall.
- 2.3 Conservation Area consent is required for the demolition of the outbuilding and a section of wall adjacent to the outbuilding along Kings Road.
- 2.4 Amended plans and additional information have been submitted. The amended plans show alterations to the detailing of the dwellings and glazing in the main building. Additional details have been provided in relation to odour and noise control.
- 2.5 A very lengthy planning support statement accompanies the application, full details of which can be viewed on the Council's web site www.soutoxon.gov.uk
The Agent rehearses the relevant South Oxfordshire Local Plan (SOLP) policies and

National guidance in his statement and concludes that the proposals comply with the guidance contained therein. In his view, the proposals would be compatible with the burgage plot, and would utilize a vacant brownfield site for mixed uses appropriate to its town centre location. He considers that the design of the development is locally distinct, is of high quality and of a form that would enhance the appearance of the conservation area and protect the setting of adjacent listed buildings. With regard to impact, he considers that the proposals would not give rise to adverse impacts on the locality. In his view, the surrounding road network is more than sufficient to accommodate any additional traffic and the central parking area would be able to accommodate any additional cars which may be generated by the development.

2.6 Plans **attached** to the report at Appendix 1 show the location of the site and details of the proposals.

3.0 **CONSULTATIONS & REPRESENTATIONS in respect of the planning, listed building and conservation area consent applications.**

3.1 **Henley-on-Thames Town Council** – Objection raised. Comments ‘ The proposed development represents an over- intensive use of the site and therefore an overdevelopment. The location is totally unsuitable for a substantial restaurant as proposed. The building is on a corner that is already dangerous due to a narrow pavement and restricted visibility, and the presence of a restaurant would almost certainly increase the amount of traffic passing in search of parking spaces and would therefore increase the hazard for cyclists and pedestrians. A restaurant would also have a detrimental impact on the amenities of neighbours due to the loss of light, increase on noise and odours associated with air extraction from the kitchens. Conversion entirely to low cost housing would be a much more appropriate use for the site. If excavation work is due to be carried out in any redevelopment, we recommend that provision should be made for the County Archaeologist to have access to the site for inspection and recording purposes.

Comments on amended plans – As above.

3.1 **Conservation Officer** – The building is identified in the Conservation Area as a building of local note within a burgage plot. It is located in a sensitive position in the historic core of the town within the setting of a number of important listed buildings including the Town hall, and the visitor centre (a converted barn) to the rear. The east boundary is a party wall with 36 Market Place, a grade 11 listed building. The mixed use development proposal for the site would add to the vitality of the conservation area by extending diversity of use. The use of the upper floors for residential purposes is also acceptable. Issues of noise, amenity space and servicing provision will have to be addressed.

The South Oxfordshire Design Guide advises that the adaption and re-use of traditional buildings should be done with great care to make sure that the essential character of the original building is not lost. The four cells are an interesting architectural feature and it would have been desirable to retain one of them entirely in its original form.

The overall revised proposals are now satisfactory, and there are insufficient reasons to refuse permission concerning the alterations to the former prison cells. It would be preferable to retain cell doors in situ in cells 3 and 4 and seal up behind them, rather than removing them altogether.

Conditions relating to the following matters should be imposed –

- Samples of external materials
- Joinery details
- Details of rainwater goods
- Details of entrance gates
- Details of boundary wall construction
- Making good of internal and external fabric to match existing
- Details of foundation of new houses adjacent to listed boundary wall
- Demolition of garage block to be undertaken with due care to protect retained structures and listed wall.

3.3 **OCC (Highways)** – The site lies in a sustainable position with convenient access to services, public car parks and public transport. The proposals comply with government guidance set out in PPG13. No objection is raised, subject to the imposition of a construction phase travel plan to minimize disruption during the construction phase. (Full comments are set out in the main body of the report).

3.4 **Environmental Health** – The proposed restaurant element is in a sensitive location and has potential for noise and odour complaints. However, the applicant is carrying out an assessment of the existing noise environment, which will provide information on what limitations they may face in later stages. The exact nature of the restaurant and associated extraction equipment will be decided by the end user so no further information is available at this point. It is therefore recommended that conditions be imposed relating to the following matters to control noise and odour from the restaurant and prevent creating a disturbance to neighbouring properties –

- Details of kitchen extraction units and other mechanical services to be submitted and approved.
- Details of how noise from the building is to be controlled to be submitted and approved.
- Waste disposal details
- Delivery details
- Opening hours
- External lighting

- 3.5 **Environmental Protection** - The site is sensitive to land contamination. Approval should be subject to a condition requiring contamination investigation and remediation if necessary.
- 3.6 **County Archaeological Services** – The building lies within an area of some archaeological interest. Should planning permission be granted, conditions should be imposed requiring archaeological monitoring and recording to be undertaken during the period of construction.
- 3.7 **The Henley Society** - Objection raised. Comments made are the same as the Town Council, as set out above.
- 3.8 **Monson Engineering Ltd.** – Details of surface water drainage should be submitted for approval.
- 3.9 **SODC Building Surveyor** – Sound separation will be required between the proposed restaurant and the adjoining house. Sound insulation will also be required between the restaurant and the accommodation within the site.
- 3.10 **Countryside Officer** – No objection to the findings of the initial bat survey. Any planning permission should be conditioned to require further surveys to be undertaken.
- 3.11 **Forestry Officer** - No strong views.
- 3.12 **Neighbour responses** – Two neighbour objections received. The objections raised include the following matters –
- This area of Henley is primarily residential
 - Late night drinkers and diners already cause a huge amount of noise and disturbance to areas of Kings Road and West Street. The disturbance is well past 11pm mid week and well past midnight at week-ends.
 - There is already adequate restaurant provision in Henley. There is excess provision with empty restaurants in town.
 - Would raise no objection to conversion of the buildings to residential.
 - Additional illuminated advertisements would be intrusive.
 - Sleeping accommodation at the front of the house is already noisy, and would become worse as a result of the restaurant use. The Police station were good neighbours.
 - There would be noise from extractor fans.
 - The impact of construction work on the adjoining property is not clear.
- 4.0 **RELEVANT PLANNING HISTORY**
- 4.1 P78/S0603/CU – Change of use of part of premises from police station to sports and social – Approved.

5.0 **POLICY & GUIDANCE**

- 5.1 South Oxfordshire Local Plan 2011, policies :
- G2 – Protection and enhancement of the environment
 - G3 – Locational strategy
 - G5 – Making the best use of land
 - G6 – Promoting Good design
 - C8 – Species protection
 - CON 3 – Alterations to listed buildings
 - CON5 – The setting of listed buildings
 - CON6 – Proposals affecting a conservation area
 - CON 7 – Development in a conservation area
 - CON 10 – Burgage plots
 - EP1 – Odour control
 - EP2 – Noise and vibrations
 - D1 – Good design and local distinctiveness
 - D2 – Vehicle and bicycle parking
 - D3 – Plot coverage and garden areas
 - D4 – Privacy and daylight
 - D5 – Promoting mixed-use development
 - D6 – Design against crime
 - D8 – Sustainable Design
 - D10 – Waste management
 - H4 – Provision of housing in towns and larger villages
 - H7 – Range of dwelling types and sizes
 - H8 – Dwelling densities
 - H9 – Affordable housing
 - E6 – Retention of employment sites
 - TC1 and 2 – Extending the range and quality of facilities in town centres
 - TSM3 – Serviced accommodation, public houses and restaurants.
 - T1 and T2 – Transport requirements for new developments

South Oxfordshire Design Guide 2008.

- PPS1 – Delivering Sustainable Development
- PPS3 - Housing
- PPS6 – Planning for Town Centres
- PPG13 – Transport
- PPG15 - Planning and the historic environment
- PPS23 – Planning and pollution control
- PPS24 – Planning and noise

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues to be considered are –
1. Whether the principle of a mixed use development in this location is acceptable.
 2. If so, whether a mix of dwelling types and sizes is provided, and the proposals meet development density standards.
 3. Whether the design of the proposed dwellings and the extensions to the existing building would preserve the integrity of the burgage plot, protect the setting of adjoining listed buildings and preserve the historic character of the Conservation Area.
 4. Whether the restaurant use would detract from the amenity of adjoining properties.

5. Whether the extensions to the existing building and the erection of the new dwellings would detract from the amenity of adjoining properties.
6. Whether satisfactory amenities would be provided for future occupants of the proposed flats and dwellings.
7. Whether the development is satisfactory in terms of highway safety.
8. Other issues

The principle of mixed use development.

- 6.2 The site lies within the town centre of Henley as defined in SOLP wherein the principle of mixed use development, including the provision of housing and restaurants, is supported by the following policies set out in SOLP. Policy D5 promotes the principle of mixed use developments in town and local district centres provided that there is no harmful effect on the amenity of adjoining uses, the design is appropriate to the site and its surroundings, and the development is served by an adequate road network which can accommodate any additional traffic. Policy TC2 states that within town centre boundaries planning permission will be granted for proposals involving the extension of existing buildings to facilitate the expansion of the uses specified in Policy TC1, provided that the site is well integrated with the primary shopping frontage (the site is within reasonable walking distance of the defined primary shopping frontage situated further along Market Place), and there are no overriding amenity, design, environmental or traffic problems. TC1 supports mixed use development in town centres, including shops offices and housing. Policy TSM3 states that conversion of existing buildings to restaurants will be permitted provided that the proposal is in keeping with the character, appearance and setting of the building, and there is no objection in highway/traffic or amenity terms. Policy E6 seeks to retain employment sites in the District. As set out above, the principle of mixed use development including housing is acceptable in town centres.
- 6.3 Housing proposals on the site would be assessed against the criteria set out within Policies H4 and H7 of SOLP. Policy H4 advises that proposals for housing will be permitted within town centres provided that an important public open space is not lost nor an important public view spoilt, the design, height, scale and materials are in keeping with the surroundings, the character of the area is not adversely affected and there are no overriding amenity, environmental or highway objections. Policy H7 requires that a mix of dwelling types and sizes should be provided, and highlights a shortage of 2 bed dwellings in the district.
- 6.4 Whilst the Town Council and some residents consider that a restaurant use would be inappropriate on the site, this is a town centre location, characterised by a mixture of uses including shops, restaurants, offices, public houses and residential. Accordingly, a mixed use development of restaurant and housing on the site is acceptable in principle. The details of the scheme then have to be considered against the criteria specified above.
- Density of development and mix of housing**
- 6.5 Policy G5 requires that the best use of urban land is sought, in order to reduce the need for development of greenfield sites or of sites in non sustainable locations, and Policy H8 requires that in town centre locations, a density of 40 dwellings or more per hectare will be sought unless such densities would have an adverse impact on the character of the area. Development of this site complies with that Policy and National guidance.
- 6.6 Policy H7 requires that a mix of dwelling types and sizes should be provided in new developments and draws attention to the shortage of 2 bed dwellings within the District. This scheme provides two x 2bed dwellings, one 2 bed flat and one 3 bed flat.

Accordingly, a satisfactory mix of types and sizes is provided on the site.

- 6.7 Policy H9 requires the provision of affordable housing on sites which are greater than 0.5ha., or are suitable for the erection of 15 houses or more. This site is some 0.05ha in size and is not suitable for the erection of 15 dwellings or more. Accordingly, although the Town Council would like to see the site developed for affordable housing, in relation to the Council's policies the site is too small to require the provision of affordable housing.

The historic character of the site.

- 6.8 The site forms part of a burgage plot and Policy CON10 confirms that burgage plots should be protected from amalgamation and from development that would detract from their historic interest. The site also lies within the Henley Main Conservation Area within which the design and scale of new development should be in sympathy with the established character of the area, and traditional materials used whenever appropriate (Policy CON7). The site lies adjacent to several listed buildings, in particular the Town Hall to the front of the site, the converted barn used as an office to the rear, and Number 36 Market Place, a residential property. Policy CON5 requires that the setting of listed buildings is protected.
- 6.9 The proposals have evolved as a result of discussion, and improvements achieved include the deletion of inappropriate alterations and dormers from the main building, a reduction in the number of flats proposed and a better relationship between the proposed restaurant extension and the residential properties, and the retention of more visual breaks between the buildings.
- 6.10 The proposals are contained within the existing burgage plot, and do not involve any amalgamation of historic plots. The building at the rear of the plot is of less historic significance, and no objection is raised to its demolition. A significant part of the proposal comprises of a conversion of two remaining buildings. The ground floor of the two retained buildings is proposed to be converted into a restaurant with two single storey extensions being constructed to link the existing buildings. The extensions are kept to single storey in order that they have little impact on the existing buildings and would be shielded from the street scene by the existing Kings Road boundary wall to be retained. Pedestrian entrances to the restaurant and flats would be formed in the Kings Road boundary wall and the existing vehicular entrance would be narrowed to form a pedestrian entrance to the proposed dwellings. The retention of the majority of the boundary wall would retain the character of the site and create a secure environment for the residential properties proposed.
- 6.11 The proposed two storey building, replaces the existing two storey outbuildings which are of a lesser architectural quality than the retained structures. The houses have been designed in a manner which responds to the characteristics of the existing outbuildings by forming a brick work gable onto the Kings Road street edge. The scale and roof pitches of the proposed dwellings are in keeping with the character and form of adjoining buildings. The visual break between the existing buildings on the site, which can be clearly seen from Kings Road and from the car park to the rear of the site, is retained in this scheme. The materials proposed for extensions and for the new dwellings are all traditional, including the use of red brick, timber, natural slate and clay tile.
- 6.12 A significant part of the proposed works are conversion works. There are some works of extension adjoining the listed building to the east of the site, 36 Market Place, comprising the construction of a single storey extension onto an existing boundary wall. The main façade of the building facing onto the Town Hall would remain largely

unaltered. The space between the existing buildings on the site and the converted barn to the east would be maintained in the proposed scheme. Accordingly, the setting of adjoining listed buildings would be maintained.

- 6.13 The County Archaeologist has advised that the area is of some archaeological interest. If planning permission is granted he recommends that a condition should be imposed requiring the applicant to be responsible for ensuring the implementation of an archaeological monitoring and recording action (watching brief) to be maintained during the period of construction.
- 6.14 Subject to the imposition of appropriate conditions, Officers consider that the proposed conversion works, extensions and new dwellings would respect the character of the burgage plot, would preserve the setting of adjoining listed buildings and would conserve the historic character of the Conservation Area.

Restaurant use and amenity of adjoining residential properties.

- 6.15 Policies EP1 and EP2 advise that proposals which would cause undue noise and disturbance or odour to existing and/or proposed properties would not be permitted unless effective mitigation measures are implemented. The proposed restaurant use would lie directly adjacent to 36 Market Place, a dwelling, which is attached to the former police station building. The two proposed flats would lie above the restaurant use, and the two proposed dwellings would be sited a short distance away to the north. Recently erected dwellings lie on the opposite side of Kings Road, to the west of the site. Therefore, the proposed restaurant would be adjacent to several residential properties.
- 6.16 The agent has provided additional information concerning noise and odour control. This information can only be provided in general terms as there is no end user for the restaurant at this time, and in addition, in accordance with Government Guidance, final details of such matters would be conditioned to be provided prior to the commencement of any works on site. The agent has advised that air conditioning units would be provided in the courtyard along the Kings Road frontage to satisfy heating and cooling of the restaurant. These would be treated acoustically to limit noise. Any fresh air inlet/extract ducts would incorporate silencers. Kitchen extraction systems would be fitted with specialist filters to remove odours. With regard to sound proofing between buildings, various measures are proposed. Soundproofing between restaurant and residential (wall to wall) would be provided by 2 layers of block work, cavity insulated. Sound proofing residential to residential (wall to wall) would be provided by insulated wall, and restaurant to residential (floor to floor) would be provided by floating timber floors and under floor insulation, all in accordance with the building regulations.
- 6.17 The Council's Environmental Health Officer has considered the information supplied and has recommended that conditions be imposed in order to control noise and odour emanating from the restaurant and prevent disturbance to neighbouring properties. The recommended conditions include the submission of full noise and odour control measures; no waste or recycled materials to be deposited in outside receptacles after 18:00 or before 08:00, no deliveries within this period, closing times not to exceed midnight on Sundays to Thursdays, and 1:00 on Fridays and Saturdays. Subject to the imposition of the recommended conditions, Officers consider that the amenity of existing and proposed dwellings should not be significantly adversely affected by the proposed restaurant use. In addition, and importantly, this is a town centre location where the Council's policies positively encourage mixed use development to add to the diversity, liveliness and attractiveness of such areas.

Amenities of adjoining properties.

- 6.18 The plans show a single storey extension to link the two remaining buildings on the site. This would lie adjacent to the wall of the adjoining dwelling and would not cause any overshadowing. The proposed extension to provide a conservatory type extension to the proposed restaurant would lie adjacent to the boundary wall with Kings Road, and would not result in any overshadowing or overlooking. The erection of the proposed dwellings would lie adjacent to two dwellings to the north and would replace an existing two storey building to be demolished. The proposed structure is larger than the existing building in that it is some 0.7m higher and 3m longer. However, the adjoining property does not have any significant windows facing the proposed new building. A car parking area lies to the east of the proposed dwellings. Having regard to the above site circumstances, Officers consider that the erection of the proposed extensions and new dwellings would not significantly adversely affect the amenity of adjoining properties.

Amenities of proposed dwellings.

- 6.19 The proposed dwellings would be located in a town centre position and close to services and facilities. The two dwellings would be provided with a small communal courtyard area, together with cycle racks and bin store areas. The proposed flats would similarly be provided with bin stores and a cycle rack. Whilst the available on-site amenity areas would be limited, this would be consistent with many other town centre dwellings and flats and the properties would be within walking distance of the very attractive riverside recreation areas. Some of the windows between the proposed flats do not meet minimum privacy standards, and in these circumstances, louvers are proposed to provide additional privacy if required.
- 6.20 Whilst the Town Council consider the proposals to represent an overdevelopment of the site, the proposals comply with Government Guidance and having regard to the above, Officers consider that satisfactory residential amenities would be provided for the future occupants of the proposed houses and flats.

Highway safety and convenience.

- 6.21 Whilst considerable concern has been expressed about the non provision of on site parking, Oxfordshire County Council as Highway Authority has raised no objection to the proposals and have commented as follows –
‘The location of the site benefits from public transport links and a range of shops and other services. Off-street parking is available at nearby public car parks and the local highway network is subject to a comprehensive range of parking controls. A large proportion of trips associated to the proposed restaurant use of the site would be linked to the use of other shops and services in the vicinity. Accessibility is not dependent upon private car use, given the proximity of the local railway station and bus stops. Also the site is within walking and cycling distance of many residential properties. Parking demand associated with the proposed use would not have any detrimental effect upon the local highway network, as adjacent streets are protected by parking controls and public car parks are available. The LHA considers the application accords with PPG13 and the generated traffic and demand for parking would not have a detrimental impact upon the local highway network.

Deliveries may lead to vehicles waiting on the adjacent highway to load and unload; whilst such waiting is undesirable it would have a low occurrence, of little significance and not dissimilar to waiting associated to the existing use of the site.

The LHA does not wish to object to the application for planning permission, however, the following condition is recommended to ensure any disruption to the highway at the construction stage is minimised, in the interests of highway safety and convenience.

Development shall not commence until a construction phase travel management plan has been submitted to and approved by the Local Planning Authority. Thereafter, during the period of construction the approved plan shall be implemented and strictly adhered to.'

- 6.22 Henley Town Council considers that the proposals would increase the amount of traffic in the area, and that the development would be detrimental to highway safety. However, in view of the above, Officers consider that the proposed development accords with Government guidance for town centre developments and would not detract from highway safety and convenience.

Other issues

Sustainability

- 6.23 The location of the site within the Conservation Area and adjacent to listed buildings has constrained the use of some energy saving devices, for example solar panels, wind turbines and ground source heat pumps. However, energy saving devices such as additional insulation, locally sourced materials, efficient appliances, energy efficient lighting, dual flush toilets and flow restrictors on appliances are possible. These measures would ensure compliance with the Council's standards.

Waste and recycling.

- 6.24 The proposed development provides storage, waste and recycling bins for the restaurant, and provides covered storage areas for bins and recycling for the flats and the new houses.

Security.

- 6.25 The nature of the development, as a series of buildings within an enclosed boundary wall, results in a scheme with no external space which is open to the public. The entrance to the proposed houses and one flat would be gated and is laid out in order that it is overlooked by the new dwellings increasing passive surveillance and creating a safe environment from which to enter each property.

Protected species.

- 6.26 A bat survey has been submitted as part of the application. The Council's Countryside Officer is satisfied with the findings of the initial bat survey which found a very low level of bat use of the existing buildings. The report concludes that further surveys are undertaken and a European protected Species license is obtained before any works commence on site. The Council's Countryside Officer recommends that appropriate conditions and informatives are imposed on any planning permission to achieve further surveys and the license.

7.0 CONCLUSION

- 7.1 Having regard to consideration of all of the above issues, Officers consider that the proposals comply with the Development Plan in that the conversion and extension of the building to form a restaurant and flats and the erection of two houses would be an appropriate use of land on this town centre site. Subject to the imposition of appropriate conditions, the proposals would preserve the historic character of the Conservation Area, respect the setting of adjoining listed buildings and would not materially harm the living conditions of nearby residents.

8.0 RECOMMENDATION

8.1 Planning Application P09/E0720.

That planning permission be granted subject to imposition of the following conditions –

- 1. Commencement 3 years.**
- 2. Sample of all materials to be submitted and agreed, including sample panel.**
- 3. Rainwater goods to be metal.**
- 4. Details of gates to be submitted and approved.**
- 5. Boundary wall and gable details to be submitted to and agreed.**
- 6. Withdrawal of permitted development rights for alterations and extensions to dwellings.**
- 7. Surface water drainage to be submitted and agreed.**
- 8. Bicycle parking provision.**
- 9. Recycle and waste facilities to be provided.**
- 10. Construction phase travel management plan to be submitted and agreed.**
- 11. Noise and odour control techniques from kitchen extraction unit and other mechanical services to be submitted and approved.**
- 12. Details to control noise breakout from the building to be submitted and approved.**
- 13. Sound proofing measures to be submitted and agreed.**
- 14. Obscured glazing to be inserted and retained.**
- 15. No waste or recycled materials to be deposited in outside receptacles after 18:00 or before 08:00 on any day.**
- 16. No deliveries or collections by trade vehicles to take place after 18:00 or before 08:00 on any day.**
- 17. Hours of use not to exceed 09:00 to midnight on Sundays to Thursdays and 9:00 to 01:00 the following day for Fridays to Saturdays.**
- 18. Control of external lighting.**
- 19. Contamination investigation and remediation if required.**
- 20. Archaeological investigation.**
- 21. Additional bat surveys to be undertaken and license obtained.**
- 22. Renewable energy measures to be incorporated.**

8.2 Application P09/E0721/LB

That listed building consent be granted subject to the imposition of the following conditions –

- 1. Commencement 3 years.**
- 2. All new works and works of making good to the retained internal and external fabric to be finished to match the adjacent work.**
- 3. Foundation details adjacent to listed wall to be submitted and agreed.**

8.3 **Application P09/E0739/CA**

That Conservation Area Consent be granted subject to the following conditions

- 1. Three year time limit.**
- 2. Demolition not to take place until planning permission granted for re-development, and contract for re-development entered into.**
- 3. The demolition of the garage block be carried out with due care for the retained structures and the listed wall. All works of making good to match the existing.**

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