

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Application number:	22/00537/FUL
Validated on:	14 th October 2022
Site address:	4-6 Clarence Street
Proposal:	Change of use from offices to 9 x HMO rooms (17 people) at 4 Clarence Street and 10 x HMO rooms (18 people) at 6 Clarence Street including internal alterations

In exercise of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority **GRANT PERMISSION** for the development described above in accordance with the terms of the application and the plan/s submitted therewith subject to the following conditions:

Condition 1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the application form, covering letter and drawing numbers Block plan (DEC/EB/19-002) Proposed and existing attic plan (19-008), proposed and existing basement plan (19-003), proposed and existing first floor plan (19-0006), existing and proposed ground floor plan (19-004), existing and proposed mezzanine plan (19-005), existing and proposed second floor plan (19-007), proposed rear elevations (19-010), use classes plan, Floyd timber report, heritage statement, Design and access statement received by the Local Planning Authority November 8th 2022 except where these may be modified by any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans.

Condition 3

No work shall start upon the installation of the details below until drawings at a minimum scale of 1:5 with full size moulding cross section profiles have been submitted to and approved in writing by the Local Planning Authority

- Partitions and ceilings
- Methods and materials of proposed building regulation upgrading within the designated assets including fire, sound or thermal requirements

All works shall be carried out in accordance with the approved details.

Reason

To safeguard the character and appearance of this building of special architectural or historical interest.

Condition 4

All ceiling roses, cornices, skirtings, historic windows, doors and architraves will remain in situ and unaffected. No cornices or mouldings will be harmed by ducting or partitions, where these are proposed materials will be scribed around cornices and mouldings.

Condition 5

Historic lime plaster shall not be skimmed over or repaired with gypsum plaster.

Reason

To safeguard the character and appearance of this building of special architectural or historical interest.

Condition 6

Prior to its/their installation as part of the development hereby approved, details of the location of fixing, product information, materials and RAL colour for the following shall be submitted to and approved in writing by the local planning authority:

- Extraction vents/Flue pipes
- Meter boxes
- Lighting
- CCTV
- Satellite dishes

Extraction vents shall not be permitted on the principal elevation. All works shall be carried out in accordance with the approved details.

Reason

To safeguard the character and appearance of this building of special architectural or historical interest.

Condition 7

The development hereby permitted shall be carried out in accordance with architectural details of window sections at a scale of 1:5 and RAL colour for all external joinery which have first been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

Reason

To safeguard the character and appearance of this building of architectural and historical interest.

Condition 8

All works of external repair, restoration and replacement shall exactly match the original features.

Reason

To safeguard the character and appearance of this building of special architectural or historical interest.

Condition 9

All rainwater guttering and downpipes shall be of metal finish details of which have first been submitted to and approved in writing by the Local Planning Authority. The guttering and downpipes shall then be installed and maintained for the life of the development in accordance with the approved details.

Reason

To safeguard the character and appearance of this building of special architectural or historical interest.

Condition 10

The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of 35 bicycles has been made available in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 110 of the National Planning Policy Framework.

Condition 11

The development hereby permitted shall not be occupied until the bin storage facilities have been made available for use in accordance with the submitted plan - existing and proposed ground floor plan (19-004) received by the Local Planning Authority 8th November 2022 and those facilities shall be maintained for the duration of the development.

Reason

In the interests of the appearance of the Conservation Area and pedestrian safety in accordance with policies INF.1 and SD.8 of the JCS

Condition 12

The bins should only be presented to the front on collection day and place at the back of the premises on the same day. There shall be no bin storage in the front of the property

Reason

In the interests of the appearance of the Conservation Area and pedestrian safety in accordance with policies INF.1 and SD.8 of the JCS

Condition 13

A scheme of secondary sound insulation for the windows facing Clarence Street including cross sections and acoustic performance shall submitted to and approved by the local planning authority. The scheme should also include alternative ventilation to allow windows to remain closed when required to maintain acoustic performance. The schemes shall be installed before first occupation and maintained thereafter.

Reason

To protect the reasonable amenity of occupiers in accordance with policy SD.14 of the Joint Core Strategy (2017)

Note 1

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

Note 2

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

- Work on an existing wall or structure shared with another property.
- Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property.
- Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/ site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 – explanatory booklet.

Note 3

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

**Jon Bishop**

Planning Development Manager

Decision date: 8th February 2023**PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET**