

# JCL Partnership Ltd

1 Enmore Gardens  
London SW14 8RF  
E: [john@jlplanning.co.uk](mailto:john@jlplanning.co.uk)  
Tel: 07710 351296

J Bishop Esq  
Planning Development Manager  
Development Control  
Gloucester City Council  
PO Box 3252  
Gloucester GF1 9FW

16th May 2022

Dear Jon

Planning and Listed Building Consent Application - Downings Malthouse, Merchants Road/ High Orchard Street, Gloucester GL1 2ER

I attach herewith an application, on behalf of Rokeby Merchant Developments (Gloucester) Ltd, for the restoration and development of a further phase of the site known as Bakers Quay. The application site comprises two parts, the northern section comprises Downings Malthouse, Downings Malthouse Kiln, High Orchard Street Warehouse and the High Orchard Street Kiln together with the site of the former Concrete Silo demolished in 2019. The southern part of the site comprises an area between the Downings Malthouse Extension on its north side and the recently developed Provender Mill to the south. This is to be laid out for parking, in part to provide sufficient space for the development on the Downing Malthouse site. The application site boundary is shown on the attached drawings 9959 PL 01-03. PL03 shows the various existing elements, described above, that comprise the northern section of the site. The site boundary is shown on plan PL02, and the boundary of the whole Bakers Quay site is shown in blue on plan PL01.

The development is for the following:

*Alteration, including partial demolition, restoration, development and extension of Downings Malthouse and the High Orchard Street Warehouse, plus the creation of a new basement level in Downings Malthouse accessed from Merchants Road to provide car parking, together with an extension and bridge link to Downings Malthouse Extension to provide 49 residential units on the ground and upper floors and 60m<sup>2</sup> of commercial floorspace for use for Class E purposes on the ground floor. The development of a new building comprising basement ground and nine upper floors on the site of the former Silo and the retention of the remaining portion of the High Orchard Street Kiln containing basement car parking, a ground floor plaza, reception and ancillary accommodation linking the building to Downings Malthouse, and 68 residential units on the ground and upper floors together with additional ancillary parking to the south of Downings Malthouse Extension, access, turning and landscaping all at Bakers Quay Merchants Road/High Orchard Street Gloucester.*

The application comprises the following documents :

- 1 The application form completed online
- 2 Certificate A
- 3 The Planning Application fee
- 4 The completed CIL form
- 5 Site location plan, existing and proposed site plans and existing block plan 9959 PL01-04
- 6 Proposed plans, sections and elevations 9959 PL 05, 10-23, 27 and 30
- 7 Street scene drawings 9959 PL 24-25
- 8 Proposed visualisations and montages 9959 PL 33-35
- 9 Sub station details 9959 PL 26
- 10 Bridge link details 9959 PL 28
- 11 Landscape plan 9959 PL 36
- 12 Schedule of accommodation
- 13 Design and Access Statement (parts 1&2)
- 14 Townscape and Visual Impact Statement (parts 1-5)
- 15 Archaeology and Heritage Assessment (parts 1-3)
- 16 Demolition Statement
- 17 Condition/ Structural Report
- 18 Land Contamination Report (parts 1-8)
- 19 Transport Statement/Car Park Management Scheme/ Cycle parking proposals (parts 1-3)
- 20 Stage C M&E report
- 21 Flood Risk Assessment
- 22 Drainage Strategy
- 23 Ecological Update Report and Bat Survey
- 24 Construction Method Statement and Waste Minimisation Report
- 25 Energy Report
- 26 Environmental Management Scheme
- 27 Noise Mitigation Report in respect of the proposed residential units.
- 28 Residential Travel Plan

A viability assessment and the heads of terms for any section 106 agreement will follow shortly after the submission of the application

Planning permission and Listed building Consent were granted in 2016 for the restoration and redevelopment of the whole site (identified in blue on the attached site location plan 9959 PL01) for a mixed use scheme comprising residential use, an hotel, and restaurant and cafe uses A3-A5. This development was to be completed in phases. Phase 1, on the southern portion of the site, was completed in 2018 and included the redevelopment of the former Provender Mill for restaurant and cafe uses on the ground floor and residential use above, the development of an hotel, plus the development of a free standing drive thru coffee shop. It also included the development of ancillary parking for the various elements of the development.

It was hoped, following the completion of Phase 1 in 2018 to proceed with a further phase of the development of the 2016 scheme, in particular phase 2A (Downings Malthouse) and phase 2B (the former concrete silo) but two matters rendered the progress of that element of the 2016 consented scheme impossible.

First it had been recognised, at the time of the 2016 consent, that over the previous 20 years, before the purchase of the site by Rokeby Merchant, that in particular Downings Malthouse had

been the subject of vandalism and deterioration to the point that it was no longer possible to access the building given its poor condition. The retention of the interior of the building was already in doubt at that stage. Further inspection in 2018 revealed that the building was in a precarious and dangerous condition and liable to collapse. Emergency works were therefore instigated to make the building safe. Permission was granted in May 2019 for structural stabilisation works. This involved the removal of the interior of the building and the shoring up of the remaining external walls. As a result a large part of the original building was lost.

Second the foundation of this phase of the Bakers Quay scheme had been the income generation from a number of ground floor restaurant and cafe uses, which would fund the restoration and use of the upper floors of Downing Malthouse for residential purposes and the retention of a number of historic features in this building listed as of Architectural and Historic Interest. It was however recognised as being in a precarious position even at this stage. The restaurant and cafe market however collapsed at the end of 2019 with the emergence of the pandemic, a position that remains today and shows no sign of a revival to the levels that were prevalent at the time of the previous proposals.

It has therefore been necessary to revisit this element of the Bakers Quay scheme to identify a form of development that met all the relevant criteria and represented a scheme that was viable for predominantly residential development. A small element of commercial space has been retained and will allow the retention and restoration of the Downings Malthouse Kiln.

The evolution of the application proposals as a viable scheme are described in detail in the Design and Access Statement (DAS) submitted with the application as are the various consultations that took place during the design process. In summary the DAS concludes the following:

*“Downings Malthouse refers to the redevelopment of the remaining Downing’s Malthouse walls, and the refurbishment of the High Orchard Street Warehouse. This beautiful structure will be sensitively restored to create a truly unique living space within Gloucester. The design uses modern interventions within the Heritage context - establishing a fresh approach to warehouse redevelopment.*

*The regeneration and restoration of the Downing’s Malthouse is enabled through the proposed new Downing’s Tower, that will offset the substantial costs associated with rebuilding the Downing’s Malthouse building, and also enable the recommencement of works on the Malthouse House Extension (to the west of our site, and a future phase in the overall Bakers Quay masterplan).*

*Downings Tower is a bold, new building to the south of the site that sensitively steps away from the existing Heritage Block. Design discussions with the Council and Historic England have led to a preference for a tall building in this location. With that in mind, we have sought to create an addition to the Gloucester skyline that stands proud, whilst responding to its surroundings.*

*Careful consideration of materiality, form, scale and massing has been key to the design of Downings Tower. Ensuring that the scheme is a clear reference to the history of Gloucester and the Docks, whilst looking boldly to the future of development in Gloucester as a whole. ‘*

The proposals have also been the subject of a Townscape and Visual Impact Assessment, prepared by Cotswold Archaeology, to assess the effects of the new scheme on the surrounding townscape and landscape given the range of historic buildings both within the docks and in the wider surrounding area. The site adjoins on its western side the Gloucester Docks Conservation Area. This study concludes the following:

7.10 On balance, taking into account the existing urban context and its character, and proposed changes to the Site, the Proposed Development has been considered to have minor adverse, and minor beneficial effects on the townscape. The effects are adverse because the Downing Tower building is tall in comparison to the surrounding building heights. However, it is considered in our professional opinion that it is similar and therefore sympathetic to its surroundings in overall scale and massing. This is further reinforced by the material selection and its immediate setting. Additionally, the effects are also beneficial as the proposed development will change the site's use to align with the adjacent residential properties to the south and south-west, thus reinforcing this aspect of the townscape.

7.11 In conclusion, the development has multiple beneficial effects. These are as follows:

- The site is changing from a derelict site into a high quality residential development. This is in context to the surroundings and becomes a transition from the residential to the commercial settings.

- The development will provide better permeability and movement along the eastern edge of the canal.

- the development will create a sympathetic and exciting landmark feature this historically ever-changing quay setting.

- The development provides an opportunity to redress the imbalance of unsympathetic architecture within some modern developments within Baker quay

7.12 The visual impacts are largely minor with one exception of the small group of residents on Scudamore Place, where results are assessed leading to moderate adverse significance of effect. It is noted however that through the assessment process, this receptor group is also anticipated to gain some beneficial visual impacts from the development; and only residents of a small number of the properties would potentially experience the low adverse impacts. Furthermore, the mitigation incorporated into the proposals – enhancements of the woodland buffer planting and the selection of sympathetically coloured, quality building materials has ensured that this impact is kept to a minimum.

7.13 Given the townscape setting and the scale/design of the proposed development, it is our considered professional opinion, that overall the outcome of only one moderate adverse effect for a single receptor group comprising a very small number of residents, is proportionate to the potential beneficial effects in landscape character and visual amenity terms.

The other significant report attached to the application that deals with the principles of development and the overall effect of the proposed development is the Heritage Assessment. This assesses the impact of the proposals on both the designated and non designated Heritage Assets both on and adjoining the site and reaches the following conclusions:

*Analysis of the significance of the built heritage of the Site, and consideration of the development proposals, concludes that there will be no 'substantial harm' to any designated heritage assets, including that within the Site and heritage assets in the wider area.*

*The report provides analysis of differing effects of the proposals, with regard to elements of heritage significance, and impacts upon them. With regard to effects upon designated heritage assets it is concluded that the proposals would result in an overall degree of heritage*

*enhancement to the Grade II Listed Downings Malthouse and also to the Malthouse Extension Grade II listed building.*

*With regard to non-designated heritage assets, paragraph 203 directs that a balanced judgment is required, having regard to the scale of any harm or loss and the significance of the heritage asset. The development proposals will not affect any known non-designated heritage assets within the Site. Archaeological investigations in the wider vicinity of the site have located medieval remains at depths of c.2m below the current ground level, with post-medieval remains surviving at depths of c.0.85m. The Site lay outside of the medieval precinct of Llanthony Priory, within farmland (orchard) and as such, there is not a notable potential for any remnant medieval structures. There is a potential for former elements of the post-medieval use of the area, although these are generally well-recorded on historic maps and would be of limited historic interest.*

## Planning Policy Assessment

The purpose of the planning system, as set out in paragraph 7 of the National planning Policy Framework is to achieve sustainable development. Sustainable development is defined as having three objectives, an economic objective, a social objective and an environmental objective.

This development, both in respect of the overall scheme for Bakers Quay, and this phase of the development relating to Downings Malthouse, were both considered by the Council in 2016 to represent sustainable development and to therefore have a presumption in favour of approval.

It is clear that the three objectives of sustainable development are also met by this proposal. It is an urban, accessible, brownfield site that has been vacant for many years and is capable of development for a substantial quantity of residential development to meet a recognised need both nationally and locally. The economic benefits of its development will be substantial, providing 117 new homes, substantially more than the previous phase of the development on this site. It will also meet the social objective of sustainable development by providing much needed homes in a location accessible to other services. Finally there can be no doubt that the redevelopment and restoration of this site, which has been vacant and derelict for many years, will both protect and substantially enhance both the built and historic environment. The above Design, Townscape and Heritage assessments, whilst acknowledging that the proposal will have impacts, are overwhelmingly positive in acknowledging that the benefits of bringing this site back into beneficial use outweigh any adverse impacts.

On this basis therefore there is a clear presumption in favour of the approval of the scheme.

The NPPF requires that development involving Heritage Assets should if possible sustain and enhance their significance. This should however take into account the positive contribution they can make and the economic viability of any proposals for their future use plus the contribution that new development can make to those objectives (para 197). There should be a clear and convincing justification for any harm or loss (para 200), but considerations of the nature of the building, the need for a viable use, and any benefits that would result from new development should be taken into account in any assessment (para 201).

The Heritage Assessment considers that due to the significant loss of the majority of the Downings Malthouse buildings the effect of the new development will be largely neutral of the remaining heritage asset. The Assessment however considers there will be some harm as a result of the alterations to the external walls to provide additional and larger openings. However the benefits of the achievement of a viable use for the building and the repair and restoration of the external walls outweighs any harm that is caused.

An assessment of the design policies, both at national and local level is contained in section 2 of the Townscape and Visual assessment the conclusions of which are set out above. This assessment considers that there is only a limited impact on an existing development some distance from the site and that this is outweighed by the benefits of the development.

Other than that the local policies in the Joint Core Statement SD3, SD4 and SD10 are met by this development or their provisions are covered by the additional supporting material included with this application.

## Conclusion

This application for both Planning Permission and Listed Building Consent represents a development that can, given the sites constraints and objectives, meet the policies that seek to guide development in particular in relation to design and the preservation of heritage assets. If you require any further information please do not hesitate to get in touch.

Yours sincerely

John Littman  
JCL Partnership Ltd

Application for Planning Permission; Listed Building Consent for alterations, extension or  
 demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation  
 Areas Act) 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you  
 require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to  
 help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Downings Malthouse Land between Merchants Road and High Orchard Street Gloucester and Land between Downings Malthouse Extension and Provender Mill

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Alteration, including partial demolition, restoration, development and extension of Downings Malthouse and the High Orchard Street Warehouse, plus the creation of a new basement level in Downings Malthouse accessed from Merchants Road to provide car parking, together with an extension and bridge link to Downings Malthouse Extension to provide 49 residential units on the ground and upper floors and 60m2 of commercial floorspace for use for Class E purposes on the ground floor. The development of a new building comprising basement ground and nine upper floors on the site of the former Silo and the retention of the remaining portion of the High Orchard Street Kiln containing basement car parking, a ground floor plaza, reception and ancillary accommodation linking the building to Downings Malthouse, and 68 residential units on the ground and upper floors together with additional ancillary parking to the south of Downings Malthouse Extension, access, turning and landscaping all at Bakers Quay Merchants Road/High Orchard Street Gloucester.

Has the development or work already been started without consent?

- Yes  
 No

## Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know  
 Grade I  
 Grade II\*  
 Grade II

Is it an ecclesiastical building?

- Don't know  
 Yes  
 No

## Demolition of Listed Building

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes  
 No

**If Yes, which of the following does the proposal involve?**

a) Total demolition of the listed building

- Yes  
 No

b) Demolition of a building within the curtilage of the listed building

- Yes  
 No

c) Demolition of a part of the listed building

- Yes  
 No

**If the answer to c) is Yes**

What is the total volume of the listed building?

11760.00	Cubic metres
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What is the volume of the part to be demolished?

11760.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January
---------

Year

1880
------

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Minor works to the existing walls to secure their future
--

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To tidy up the building for future use
--

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes  
 No

## Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes

No

**If Yes, do the proposed works include**

a) works to the interior of the building?

Yes

No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

See supporting information

## Materials

Does the proposed development require any materials to be used?

Yes

No

**Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded**

**Type:**

External walls

**Existing materials and finishes:**

Brick

**Proposed materials and finishes:**

Reuse of existing bricks for the main external walls. White brick for the internal elevations. Salmon bricks for the Downings tower

**Type:**

Roof covering

**Existing materials and finishes:**

Slate

**Proposed materials and finishes:**

Reclaimed slates and slate to match existing. Sage metal cladding and Bronze metal cladding

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

DAS and proposed scheme drawings 9959 PL01-36

## Site Area

What is the measurement of the site area? (numeric characters only).

0.50

Unit

Hectares

## Existing Use

Please describe the current use of the site

Vacant former warehouse

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

Warehouse

When did this use end (if known)?

31/12/1990

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
- No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
- No

Are there any new public roads to be provided within the site?

- Yes
- No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
- No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
- No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

See layout plan

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
- No

Please provide information on the existing and proposed number of on-site parking spaces

**Vehicle Type:**

Cars

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

113

**Difference in spaces:**

113

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes  
 No  
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

See supporting information

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes  
 No

If Yes, please provide details:

See supporting information

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes  
 No

If Yes, please provide details:

See supporting information

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

## Market Housing

Please specify each type of housing and number of units proposed

<b>Housing Type:</b> Flats / Maisonettes
<b>1 Bedroom:</b> 62
<b>2 Bedroom:</b> 47
<b>3 Bedroom:</b> 8
<b>4+ Bedroom:</b> 0
<b>Unknown Bedroom:</b> 0
<b>Total:</b> 117

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	62	47	8	0	0	117

## Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

## Totals

Total proposed residential units	117
Total existing residential units	0
Total net gain or loss of residential units	117

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

**Use Class:**

B8 - Storage or distribution

**Existing gross internal floorspace (square metres):**

481

**Gross internal floorspace to be lost by change of use or demolition (square metres):**

481

**Total gross new internal floorspace proposed (including changes of use) (square metres):**

0

**Net additional gross internal floorspace following development (square metres):**

-481

**Use Class:**

A3 - Restaurants and cafes

**Existing gross internal floorspace (square metres):**

0

**Gross internal floorspace to be lost by change of use or demolition (square metres):**

0

**Total gross new internal floorspace proposed (including changes of use) (square metres):**

60

**Net additional gross internal floorspace following development (square metres):**

60

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	481	481	60	-421

**Loss or gain of rooms**

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Date (must be pre-application submission)

03/01/2022

Details of the pre-application advice received

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

John

Surname

Littman

Declaration Date

17/05/2022

Declaration made

## Declaration

I / We hereby apply for Full planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

John Littman

Date

23/06/2022

Amendments Summary

Amendment to the section of the application form concerning the partial demolition of a listed building