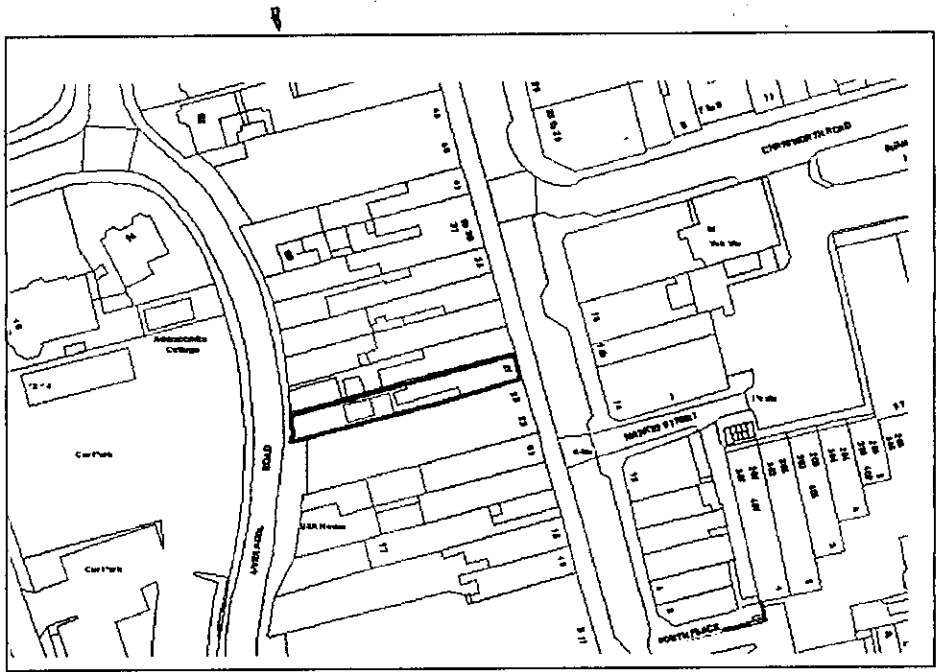
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Application No: WB/10/0263/FULL	Recommendation – Approve Application
Site	27 Chapel Road
Proposal:	Change of use of first, second and third floors from offices to residential with alterations to rear means of escape, internal alterations and alterations to windows to provide 4 no. self contained flats: Revisions to ventilation and extraction system serving the kitchen of the ground floor takeaway at No 27 by replacing and upgrading the existing fan and silencer and re-siting externally at rear at first floor level in an enclosure, adjacent to No 25, together with allied alterations to external ducting and provision of secondary glazing to windows of proposed new flat on upper floors of No 27.



Not to Scale

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1. THE PROPOSAL AND THE SITE

This is a proposal to convert the upper floors of this Victorian terraced building in the town centre from vacant offices to 4 flats and make allied alterations including improvements to the existing ventilation and extraction system of the kebab take-away on the ground floor.

The site

The property is situated on the west side of Chapel Road and backs onto Liverpool Road. The vacant upper floors (first, second and attic) of the premises

were last used for offices in autumn of 2008 and have an aggregate floorspace of 199 square metres (gross internal). On the ground floor is Midpoint kebab house and the independent access to the upper floor offices. The take away extends at the rear below the application premises and its ventilation /extraction ducting is located at the rear at first floor level on the south side at the back of the original building.

Flanking the premises are a shop (No. 29) with a flat above, (accessed from Liverpool Road at the rear) and Tesco Express (No. 25). The upper floors of Tesco are vacant commercial premises and are the subject of an, as yet, undetermined similar application to convert the upper floors to seven flats WB/10/0867/FULL refers). The flat roof of the ground floor back addition of Tescos contains roof plant (air condition units and compressor). Opposite the premises (east side of Chapel Road) are shops at ground floor with other commercial uses above but also upper floor flats in Market Street. Bar Release (junction of Chatsworth Road and Chapel Road), the late night PH, is relatively closeby, as is Weatherspoons PH (Nos. 47-49 Chapel Road).

The application premises themselves are part of an attractive and distinguished Victorian three-storey terrace, with characteristic period features, including chamfered bays, cornice, sash windows, string courses and small pitched roof dormers in the roof serving the attic, though the rear elevation is much plainer and altered, in common with its neighbours. A first-floor fire escape outlets to the rear yard. The building is designated as a Local Interest Building in the former Worthing Local Plan, and, lying in the Chapel Road Conservation Area, is also identified as a positive contributor.

The upper floor of the property does not benefit from any allocated off-street car parking and vehicular and pedestrian access is primarily from Chapel Road, though Midpoint also benefits from rear servicing off Liverpool Road. The site lies in a Controlled Parking Zone and is close to excellent public transport and town centre public car parks.

The proposal

The proposal is to form 4 x one-bedroom flats (two on the first and one apiece on the second floor and in the attic. The bedrooms of the four flats are located at the rear of the premises. Principal access to the building would remain as at present. Replacement plastic (double glazed) are proposed throughout, the front windows to be sashes and minor alterations to the existing window and door arrangement are also planned. Minor alterations to the rear first floor fire escape are also proposed. In addition, internal conversion works are necessitated. Finally, following negotiations, a new ground floor front door entrance to the flats is to be provided, details to be agreed.

Following negotiations, the proposal has been revised to seek to address officer concerns over exposure of future occupiers of the flats to external noise at the rear and front in line with submitted noise assessment study. It now incorporates the modest resiting of the ventilation extraction ducting for the ground floor take away kebab (Midpoint) at first floor level on the south side of the main rear wall of the building in an enclosure. This is a monopitched roofed extension above the

existing rear addition. This is 1 metre tall; 1.5 metres wide and 1.9 metres deep and faced in timber and rendered to match the existing. The existing fan and axial silencer would be replaced and upgraded including anti vibration mounts and the ducting reconfigured correspondingly but outlet at the same point. Additionally, mechanical ventilation is to be supplied to the habitable rooms of the flats and improve sound insulation to the openings (e.g. windows) provided.

Refuse and recycling storage is indicated in the rear communal yard and the scope for cycle storage in a cupboard in the ground floor hall has been identified but full details are absent.

The application is supported by a Design and Access Statement, Noise Assessment study (March 2011) and details of marketing.

2. RELEVANT PLANNING HISTORY

The planning history is complex. Prior to the current period of vacancy, the upper floors were in commercial use for a considerable period including use as showroom, tea rooms and hairdressers as well as offices since the early 1980s, though, originally, the upper floors were probably laid out for residential use.

Planning permission for Midpoint - the kebab take away below- was granted in 2006 (WB/06/413/FULL refers), where previously it was a shop. Planning permission was initially for trading till 11pm Monday to Wednesday and 12 midnight on other days.

The following year Midpoint sought to extend trading hours to 7.00am to 1.30am Sundays to Wednesdays and 7.00am to 4.00am the next day on Thursdays to Saturdays (WB/07/0535/FULL refers). However, the Committee only granted a one year temporary trial planning permission for trading until 1.30am Sundays to Wednesdays and to 2am Thursdays to Sundays (WB/07/0535/FULL refers).

Midpoint subsequently sought to extend these to 7.00am to 1.00am Sundays to Wednesdays and 7.00am to 3.00am the next day on Thursdays and 7am to 4am Fridays, Saturdays and Bank Holidays in 2008 (WB/08/0533/FULL refers). However, the Committee declined to agree these and only approved the current trading hours on a permanent basis. These are 7am to 2am the following day Thursday to Saturdays and Public Holidays and 7am to 1am the following day Sundays to Wednesdays.

In 2008, Midpoint applied (WB/08/1080/FULL refers) once more to extend the trading hours to 1am the following day Sundays to Wednesdays, and to 3am the following day Thursdays and 7am to 4am the following day Fridays, Saturdays and Bank or Public Holidays. This was refused in December 2008 on grounds of harm to residential amenity and an appeal was dismissed the following year.

3. CONSULTATIONS

The Executive Head of Health, Housing and Community Safety comments as follows:-

"Chapel Road is a busy thoroughfare for both vehicles and pedestrians, it is also the location of a number of licensed premises. This means that the area is frequently noisy particularly late at night, with noise produced by pedestrians, customers at licensed venues (both inside and outside), vehicles, particularly buses, the taxi rank along Chapel Road, entertainment noise (music) from various licensed venues, fixed plant at the rear of the take away below and noise from the commercial unit below.

Although Chapel Road was originally home to a number of residential units (including the one the subject of this application), the street has developed into a mix of shops, offices and bars and restaurants. Reverting office space to residential units brings with it concerns that noise from the busy 'commercial' interests along the street can adversely affect the amenity of future residents. This is of particular concern during the evening and at night, when the background noise has reduced.

This department has been in discussions with the applicant for a considerable time over the potential impact of noise on future occupiers of the development and how these may be mitigated. The applicant has proposed various measures including the provision of secondary glazing, acoustically treated mechanical ventilation and locating bedrooms to the rear, away from most noise sources (but close to the aforementioned fixed plant) and this is to be welcomed.

The odour abatement system at Midpoint is adequate and there is no history of complaints.

In summary, any change of use to residential will be affected by noise from various external sources. The effect of any noise can be reduced somewhat by careful design and engineering.

If you are minded to grant planning permission, then I recommend that the following are attached as conditions to any permission granted.

1. *Construction work shall not commence unless and until details of a re-sited and upgraded ventilation and extraction system for the take away on the ground floor have been approved. The scheme shall then be implemented in accordance with such approval. Within one month of implementation a test shall be carried out and the result submitted to the Local Planning Authority to demonstrate that the agreed scheme achieves the noise levels specified within the scheme. In the event that the specified noise levels have not been achieved, then a further scheme capable of achieving the levels as specified shall be installed within 3 months of the installation of the plant/equipment and thereafter retained and maintained in accordance with manufacturer's instructions*

2. *Construction work shall not commence unless and until details of sound insulation to the proposed flats against external noise have been approved. The scheme shall then be implemented in accordance with such approval. The scheme shall include full details of glazing and the provision of mechanical ventilation to rooms adjacent to Chapel Road. The scheme shall have regard to the principles within the World Health Organisation community noise guidelines to minimise noise in residential dwellings and achieve the 'Good' standard contained within BS8233:1999 in living rooms and bedrooms. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied.*

3. *Construction work shall not commence unless and until details of sound insulation between the proposed flats and the commercial unit below have been approved. The scheme shall then be implemented in accordance with such approval. The scheme shall have regard to the principles within the World Health Organisation community noise guidelines to minimise noise in residential dwellings and achieve the 'Good' standard contained within BS8233:1999 in living rooms and bedrooms. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. "*

The Economic Development Officer comments as follows:-

"This property is situation in a town centre location with the upper floor office space, unoccupied since January 2007. The office space is spread over three floors and is in need of investment. The application provides active marketing evidence periodically over the past four years, with the last continuous period from January 2009, without securing any interested tenants. Economic Development is therefore unable to object to this application for change of use to residential on the upper floors of this property. Economic Development would welcome any external renovations, which this residential application could provide to the frontage of the premises."

The Highway Authority comments as follows:-

"This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. WB/898/09 to which no highway objections were raised.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The current proposal represents a reduction to the previous application, to which WSCC raised no highway safety concerns. WSCC would reiterate those comments, however it is still recommended that cycle parking is secured by condition. "

4. REPRESENTATIONS

Several letters, by solicitors, on behalf of the proprietors of Midpoint, 27 Chapel Road have been received, one such letter is as follows:-

"Our client is extremely concerned that a successful application will mean that her business will be affected and/or curtailed by complaints from the residents as well as further trading restrictions on her business arising from the change of use from office to residential units. Our client does not feel that it would be fair to allow any further restrictions to be applied to the trading premises as a result of the proposed development as the business is an existing one.

Our client does not agree to the proposal to replace and upgrade the existing extractor fan and install a silencer. The existing extractor fan system was purchased and installed by our client according to the specifications of the council. There are no problems with the current extractor fan system and therefore there is no reason to replace it, particularly because it was installed according to the council's specifications at considerable additional cost to our client amounting to £15,000. In addition, any installation of a new fan and silencer system would require the premises to have to be shut down for the duration of the installation, which our client does not agree to, due to the considerable disruption that would arise as a result of the proposal.

Furthermore, in four and a half years of trading at the premises our client has never received a complaint regarding any purported noise from the existing extractor fan system.

On this basis, our client unequivocally objects to the planning application."

Conservation Area Advisory Committee comments as follows:-

"The application does not show details of the rear means of escape or the ventilation provisions; what is mechanical ventilation? These aspects could have an impact on the Conservation Area and the Committee wishes for more information. Timber frame should be used for the altered windows and doors."

5. PLANNING ASSESSMENT

The principal issues raised by this application are; the loss of employment premises; suitability of conversion to residential use in this town centre location; design quality and impact on the townscape, Local Interest Building and Conservation Area; and access and parking. As such it should be primarily judged against Saved Worthing Local Plan Policies RES7, RES12, H13, H18, BE1 and TR9; Core Strategy Policies 4, 7,8, 9 and 16 and South East Plan

Policies SP3; SP4; CC2; CC3; CC4; CC6; CC7; TC2; H1; H4; H5; T2; T4; NRM10; RE3; SCT1; SCT2; SCT3 and SCT5.

Also relevant are Government policy in Planning Policy Statement 1: Delivering Sustainable Development, PPS5: Protecting the Historic Environment; Planning Policy Statement 3: Housing: PPS4: Planning for Sustainable Economic Growth; Planning Policy Statement 24: Planning and Noise and PPG13: Transport and the recent precedents for similar conversions nearby in the town centre, including appeal decisions. The Strategic Housing Market Assessment and Knight Franklyn Economic Research Report prepared for the Local Development Framework are, additionally, pertinent.

Loss of employment premises

Core Strategy Policy 4 is most relevant here. This states:-

"Protecting Employment Opportunities

1. *Safeguarding existing employment areas.*

   The following key office locations will be protected:
   Liverpool Terrace/Liverpool Gardens
   Chatsworth Road
   North Street/High Street
   Railway Approach
   Crescent Road
   Farncombe Road

2. *Outside the protected employment areas the conversion or redevelopment of land and buildings currently in employment use or last used for employment purposes will be resisted unless it can be satisfactorily demonstrated that the site (or part of the site) or premises is genuinely redundant and is unlikely to be re-used for industrial or commercial use within the Plan period, having regard to the following factors:*

   The site, with or with adaptation, would not be capable of accommodating an acceptable employment development.

   No effective demand exists or is likely to exist in the future to use the land or buildings for employment generating activities. Consideration should include the length of time the property has remained vacant, the attempts made to sell/let it and the demand for the size and type of employment premises in the area.

   The condition of the property and the works required to make it suitable for an employment use, either through refurbishment or redevelopment, would be uneconomic.

   The loss of a small proportion of floorspace would lead to a significant upgrade of the remaining employment floorspace.

The existing use conflicts with neighbouring uses."

The site lies close to but outside a designated office location and so the acceptability of the proposal is assessed against the 5 tests, above.

Tests 1 and 3 relate to premises and locational functionality and it is apparent that the building is not structurally damaged and the layout is practicable for offices with all facilities. Furthermore, the location is within an established cluster of offices in Chapel Road/South Street on the upper floors in mainly converted premises, in the heart of the town centre with excellent access to facilities, public transport and though lacking dedicated parking, ample off-site parking is available (in public car parks and on street in the Controlled Parking Zone).

However, it is evident that the premises are in need of some repairs as well as some modernisation and refurbishment. Moreover, the problematic nature of a number of the upper floor offices in Chapel Road are recognised in the Knight Franklyn Economic Research Report (prepared for the Local Development Framework) which audited employment premises in the town centre. It identifies Chapel Road as an area of Grade B office space with pockets of poorer quality 'Grade C' office space on upper floor office suites. It further comments that "*Grade C office stock is generally oversupplied and not attractive to the market, and within the town centre there is cluster of poor quality suites and buildings at Chapel Road and Warwick Street, which needs to be reconsidered in terms of its long term role, especially with the significant costs of refurbishment*...(and) *which is increasingly becoming 'unlettable'*". This stands in contrast to identified important office areas such as Liverpool Terrace/Gardens. It recommends that "*Outside of these (*important*) areas, the presumption should be against the loss of office space, although for areas that contain poor quality 'Grade C' office space, such as parts of Chapel Road and Warwick Street with little prospect of being let, especially where it is uneconomical to refurbish for office use, a criteria-based policy should be adopted to enable the 'worst cases' to be brought back into beneficial use for alternative uses."*

Test 2 of Core Strategy Policy 4 relates to market viability. The applicants have submitted comprehensive details of marketing indicating the premises have been on the market since January 2007, marketed frequently and through a reasonable set of measures and on reasonable terms but have attracted no serious interest. Quite apart from the recession and declining demand for offices, the estate agents report that older style offices such as these are the least sought after even in times of good demand and moderns office occupiers expect open plan office with good lighting , efficient heating systems, data cabling and staff rooms and modern WC facilities. The depressed office market in the town is also cited, particularly the large number of vacancies in the town centre, especially in Chapel Road.

Whilst no evidence of marketing the premises for alternative employment uses has been supplied, it is apparent that there is negligible market interest in the premises at the moment for offices. Although there may be an upturn in the future as the economy recovers with a likely demand from small and new businesses for cheap secondary accommodation, the prospects in the near future remain bleak.

There are also potential strategic benefits to the wider office market from removing the lower grade vacant accommodation from the pool.

The final test relates to history of nuisance but clearly the previous office use was a benign and good neighbour. No compensating office floor space upgrade is entailed as envisaged in test four.

Certainly there is recent precedent for allowing such a loss offices in these circumstances. Whilst an appeal against refusal of loss of purpose-built, good quality, more modern offices at premises in Nos. 2-6 South Street, (APPM3835/A./09/2103025) Street was dismissed in 2009 on grounds of unproved unviability and harm to the local economy, similar applications involving a loss of low quality offices in Chapel Road (including nearby at Nos. 17 and 19-21) and Warwick Street have been approved, which do not prejudice the Council's position on any future applications entailing loss of good quality office accommodation.

In such circumstances, the loss in principle can be accepted in terms of Development Plan and Core Strategy and Government policy as the impact on the town centre economy would not be significant, especially as the loss is numerically small. Again, however, the situation would need to be kept under review, if at a later date, demand for cheaper, lower quality office accommodation revives. The Economic Development Manager concurs with this view.

Suitability of conversion to residential use in this town centre location

The proposal would help meet a residual demand for town centre living by small households and families and contributes towards meeting housing targets and is generally compliant with Core Strategy Policies 7 and 8.

However, the premises are located in a predominantly commercial area of the town centre where residential dwellings are limited in number and confined to the upper floors. In addition, this part of the town centre is in the core area of the night economy and the premises are close to several late night pub/bar/take-aways/restaurants premises in Chapel Road, not the least Midpoint take away kebab premises below. Chapel Rd is, itself, a major thoroughfare for late-night revelers on their homeward journeys (including to the clock tower taxi rank closeby where the popular late night taxi marshal scheme operates) or crossing town from other venues to visit clubs or eateries. Under pressure for later closing and in the absence of any substantial residential presence, the town centre night economy has latterly expanded, with the late night curfew extending from midnight to 2am in many cases, including at Midpoint, below the proposed flats. Chapel Road can, accordingly, be lively, and, often, noisy, late at night.

However, with the recent economic downturn, the market demand for use of the upper floors of the properties fronting Chapel Road has increasingly switched from offices to flats. Whilst flats in town centre are, in principle, a suitable use and are lent support in relevant Government policy and the Development Plan, the addition of further significant numbers of flats into Chapel Road would accentuate the change to the character of this street. If this were not accompanied by appropriate mitigation measures, it could, potentially, expose new flat occupiers to

regular late night noise and disturbance. At the same time it could reconfigure the broader commercial operating environment with consequences for the town centre late night economy if late night businesses' scope to trade were seriously affected by the presence of new residents.

In the absence of any specific local guiding policy framework, applications have been considered on their individual merits, taking account of precedents as they present themselves. A very useful and influential steer has been the judgments of Inspectors in recent appeal cases, notably at No. 27 Chapel Road and Nos. 8-10 South Street. These indicate that, whilst Inspectors are willing to safeguard the amenity of ***existing*** town centre residential uses in the face of increased late night business activity, they nevertheless consider ***new*** residential uses are, in principle, acceptable in town centre locations. In this respect they consider new occupiers would move into such dwellings in the knowledge of the town centre environment and allied living conditions. The Council has recently approved several residential conversion schemes in Warwick Street against this background and also at nearby premises at No. 17 and Nos. 19-21 Chapel Road (WB/09/1006/FULL), though an application to convert Nos. 16-18 Chapel Road (WB/09/988/FULL refers) from offices to flats was refused under delegated powers due to its very special circumstances. These were that the proposed flats physically abutted and looked out onto Bar Release and could thereby be exposed to unacceptable noise, vibration and disturbance transmitted through the building itself as well from outdoors which could not be effectively mitigated .

Against this background, the particulars of the current application should be judged. Firstly, the one bedroom size of the flats makes them unsuitable for occupation by families. In terms of late night noise from Chapel Road, it is recognized that all the primary bedrooms are located on upper floors at the back of the flats. Nonetheless, a scheme of sound insulation is required throughout to prevent noise disturbance through openings (such as windows). A condition is proposed to achieve this including use of secondary glazing and mechanical ventilation as recommended by the Executive Head of Health, Housing and Community Safety.

Turning specifically to potential noise disturbance at the back of the flats, the premises are close to the air conditioning units and compressors at adjacent Tescos and ventilation and extraction system of Midpoint. Site visits and Noise assessments have indicated that the Tescos plant is relatively quiet but that the existing ventilation and extraction system of Midpoint would be a source of unacceptable noise disturbance. The revised scheme has been prepared in this context and informed by the Noise Assessment. The proposed upgrading of the equipment and its enclosure would achieve the required standards and are supported by The Executive Head of Health, Housing and Community Safety. Finalized details may be secured by condition. There is no history of disturbance from cooking smells caused by Midpoint.

Sound insulation between the flats and the ground floor takeaway is normally dealt with under Building Regulations but in view of the sensitivities involved, a higher standard of insulation is considered to be needed and can be secured by condition as recommended by the Executive Head of Health, Housing and Community Safety.

The concerns of Midpoint as the business immediately below are recognized. However, it is not considered that the business's ability to operate would be materially threatened as the implementation of the proposal is dependent upon the identified measures being secured to safeguard the amenity of the future occupiers of the flats. Certainly, it would prejudice the business's ability to extend its trading hours beyond the 2am curfew currently imposed but this is a long established constraint, tested and upheld at appeal and designed to protect the amenity of the other existing residential neighbours, regardless of the current proposal. Reaching an agreement between Midpoint and the applicants to secure the resited and upgraded ventilation and extraction system is matter between the freeholder (applicant) and the leaseholder (Midpoint). The wording of the proposed condition would prevent the proposal being implemented unless and until such time as such independent agreement was obtained and the plant provided.

In other respects, the accommodation arrangements are generally acceptable, with adequate room sizes (though the attic accommodation is constrained by the skeilings) and good stacking of accommodation. No unacceptable overlooking would result given the siting of the rooms, separating distances and design of the adjacent buildings, save it would be important to screen the adjacent flat at the rear in the vicinity of the rear fire escape. The refuse storage arrangements are inconvenient but would not justify withholding permission. These features may be secured by condition.

Impact on the townscape, Local Interest Building and Conservation Area;

The proposed external works are limited. There is the scope to enhance the front door entrance and this may be controlled by condition. The alterations to the rear fire escape are very modest and the appearance may be controlled by condition. Details of the other necessary conversion works (including any replacement windows and allied sound insulation measures) may also be controlled by condition to ensure no harm to the character and appearance of the building and the Conservation Area. Certainly, the conversion and refurbishment works will help renew and upgrade the building fabric and the new use will help sustain the future of the building.

Access and Parking

The premises enjoy excellent accessibility by all modes and are close to all facilities. Historically the upper floor offices have never benefitted from any dedicated off-street parking and the demand from the new use is unlikely to be any greater than that of the previous offices. In these circumstances, and given the presence of a Controlled Parking Zone and the nature of the proposed accommodation, the absence of any dedicated off-street car parking for the flats is acceptable.

Full details of cycle parking are absent but there is apparent scope within the building for some storage and a scheme may be secured by condition.

6. CONCLUSION

The loss of the office accommodation is regrettable. However, it has been justified in this case due to the length of vacancy, extensive marketing and quality of the accommodation and is supported by the Economic Development Officer. A residential use is acceptable in this town centre location in the light of prevailing practice and precedent, the particular circumstances of the premises and the extensive noise mitigation measures proposed. The external physical works are limited and have an acceptable impact on the building and Conservation Area and the quality may be secured by suitable control over the details. The site is sustainably located and capable of being adequately serviced. As such, and subject to the safeguards enshrined in the proposed conditions, the proposal should be supported.

7. RECOMMENDATION

Grant planning permission subject to the following conditions:-

1. Time (5 years)
2. Build in accordance with approved plans and documentation.
3. No development shall commence unless and until details of a re-sited and upgraded ventilation and extraction system for the take away on the ground floor have been approved by the Local Planning Authority. The scheme shall then be implemented in accordance with such approval. Within one month of implementation a test shall be carried out and the result submitted to the Local Planning Authority to demonstrate that the agreed scheme achieves the noise levels specified within the scheme. In the event that the specified noise levels have not been achieved, then a further scheme capable of achieving the levels as specified shall be installed within 3 months of the installation of the plant/equipment and thereafter retained and maintained in accordance with manufacturer's instructions
4. No development shall commence unless and until details of sound insulation to the proposed flats against external noise have been approved by the Local Planning Authority. The scheme shall then be implemented in accordance with such approval. The scheme shall include full details of glazing and the provision of mechanical ventilation to rooms adjacent to Chapel Road. The scheme shall have regard to the principles within the World Health Organisation community noise guidelines to minimise noise in residential dwellings and achieve the 'Good' standard contained within BS8233:1999 in living rooms and bedrooms. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied and retained thereafter.
5. No development shall commence unless and until details of sound insulation between the proposed flats and the commercial unit below have been approved by the Local Planning Authority. The scheme shall then be implemented in accordance with such approval. The scheme shall have regard to the principles within the World Health Organisation community noise guidelines to minimise noise in residential dwellings and achieve the

'Good' standard contained within BS8233:1999 in living rooms and bedrooms. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied and retained thereafter.

6. Notwithstanding submitted drawings, agree and provide scheme for refuse and cycle storage.

7. Agree details of windows; new front ground floor door entrance to flats; fire escape arrangements and screening to adjacent flat prior to commencement of works and build in accordance with approval.

8. BACKGROUND PAPERS

Observations of the Conservation Area Advisory Committee
Observations of the Executive Head of Health, Housing and Community Safety
Observations of the Highway Authority
Observations of the Economic Development Manager
Letters of representation from Members of the Public

20th July 2011