

DESIGN STATEMENT

1.Planning History

Planning permission & listed building consent has already been granted for nos 14 & 15
“change of use of office space to dwelling & associated minor works to convert building to its previous state of 2 terraced houses”.

- PA20/10455

Grant of conditional planning permission 13/5/21

- PA20/10462

Grant of listed building consent 13/5/21

With conditions 3,4 & 5 to be lifted

Planning & listed building consent was refused.

“Continued use of office as two dwellings & retention of associated works”

“Retrospective listed building consent for alterations to existing building”

- PA23/02577

Notice of refusal of planning permission 23/5/23

- PA23/02578

Refusal of listed building consent 29/5/23

-Pre-app advice + consultee comments.

Ref PA23/01044/PREAPP dated 12/10/23

This application is for planning permission & listed building consent for:-

“continued use of office as two dwellings & retention of associated works & the lifting of conditions 3,4 & 5 in respect of decision notice PA20/10462”

The notice of refusal (PA23/02577 & PA23/02578) under the officers report delegated detailed what was unacceptable as follows:-

- Roof covering
- Sun pipes on South elevation roof
- UPVC windows on South & West elevations
- Doors/porticoes on South & West elevation

- Globe lamps on South elevation
- Rooflights on the North elevation
- Railings/gates & landscaping
- Internal doors

All these items which have been proposed as changes form this continued use of office as 2 dwellings & retention of associated works planning application & have been detailed in the attached Heritage Impact Statement & design statement & as requested in the pre-app by the HEO & the planning officer.

We are of the opinion that this continued use of office as 2 dwellings & associated works will enhance the properties & as requested in the pre-app by the HEO & the planning officer & can only be viewed as an improvement to these 2 attractive terraced dwellings.

ACCESS STATEMENT

There are no changes proposed