

SUPPLEMENTARY HERATIGE PLANNING SUPPORTING STATEMENT

FOR

PROPOSED VARIATION OF CONDITION APPLICATION TO ALLOW
24 HOUR USE

AT

UMIYA HOUSE
141-147 HIGH STREET
BRENTWOOD
CM14 4SE

PLANNING APPLICATION

Job No 24-654

07 March 2024

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PLANNING SUPPORTING STATEMENT

1. Introduction

This statement has been prepared to support a planning application for a variation of condition application for a previously approved application.

In addition to this statement the planning application documents will include the following documents;

Planning Application Form

Drawing 24-654-05 & 06 PLANNING

D7A Statement prepared by ET Planning

Proposal

The proposal forming the content of this application is to vary a condition on the previously approved planning application 18/00859/FUL to allow for 24hr use.

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Site Characteristics and Background

The site is located at the western end of the Brentwood Town Conservation Area on the north side of the High Street at the junction with Weald Road.

The site consists of a newly built and approved mixed use development comprising of commercial and habitable units. The commercial aspect of the site is located on the ground floor with habitable units over.

The applicant who provides a commercial gym and fitness service operates the application site and in addition has a similar operation which does provide 24hr use at no. 1 Weald Road which is located across the street and has operated without issues regarding the 24hr use.

The 1 Weald Road sister site is located just outside of the High Street Conservation Area. It may be considered that the proposal site is an extended site complimenting the operation locally.

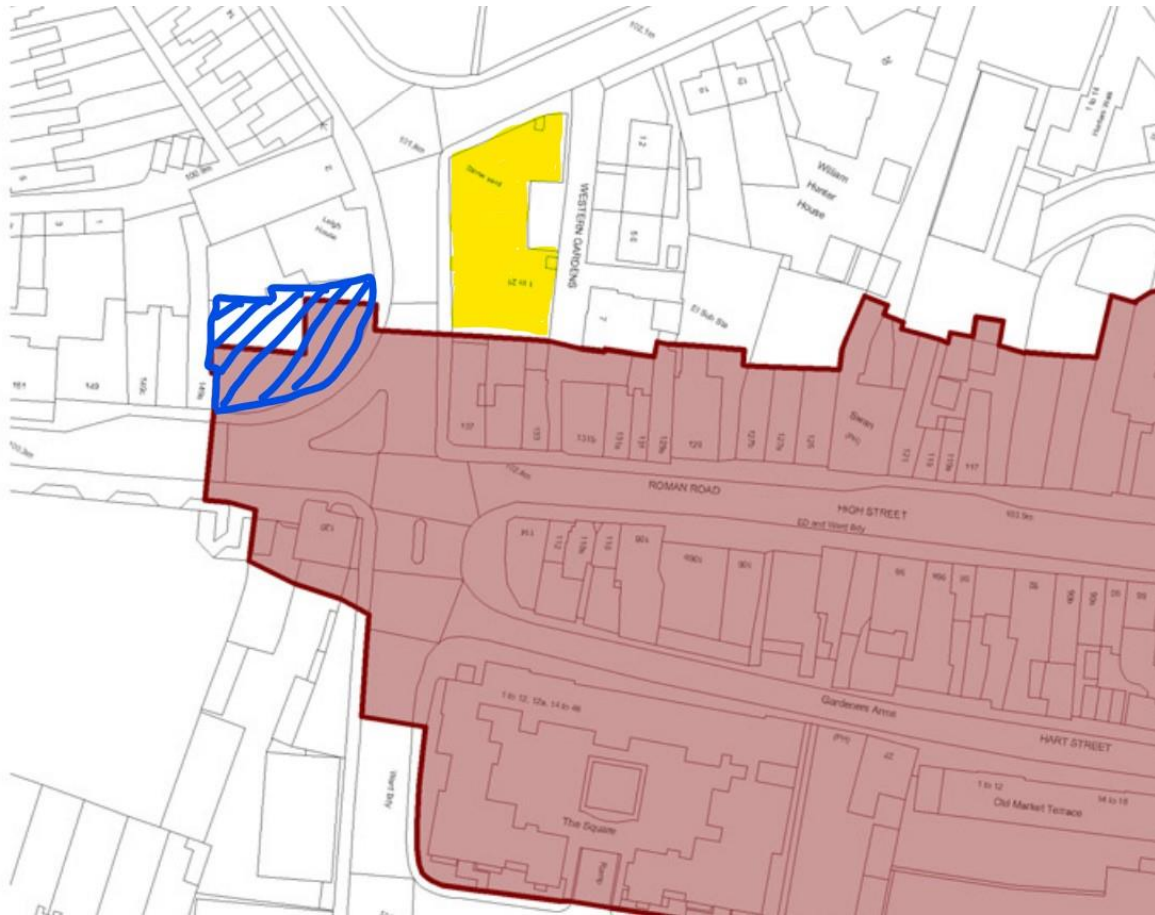


Figure 1 Showing an extraction the western extent of from Town Centre Conservation Area shown in red shading. The application site is hatched blue and the applicant's sister site with similar operation as proposal site shown in yellow.

Planning History

A desktop Planning search returned the following results an address search.

- [Conservation Area Consent For Demolition Of Buildings At 141-147 High Street, Levelling Of Site And Erection Of Temporary Hoarding](#)

Umiya House 141 – 147 High Street Brentwood Essex
 Ref. No: 08/00001/CON | Validated: Thu 14 Feb 2008 | Status: Withdrawn

- [Conservation Area Consent For Demolition Of Buildings At 141-147 High Street, Fill Basement Areas To Ground Level And Erection Of Temporary Construction Hoardings](#)

10 Umiya House 141 – 147 High Street Brentwood Essex CM14 4SE
 Ref. No: 08/00003/CON | Validated: Mon 09 Jun 2008 | Status: Approved

- Discharge of conditions 3 (Schedule of surface materials and sample panel) of application 18/00859/FUL (Mixed use development compromising of commercial unit(s), for Class A1 retail, Class A2 services, Class A3 restaurant, Class D1 non-residential institution or Class D2 assembly and leisure use, together with 19 x one and two bed flats).

Umiya House 141 – 147 High Street Brentwood Essex

Ref. No: 18/00859/COND/3 | Validated: Mon 08 Nov 2021 | Status: Approved

- Variation of condition 22 (Development in accordance with approved drawings) of Application 18/00859/FUL (Mixed use development compromising of commercial unit(s), for Class A1 retail, Class A2 services, Class A3 restaurant, Class D1 non-residential institution or Class D2 assembly and leisure use, together with 19 x one and two bed flats) to replace drawings to include a balcony for Flat 15 and green roof on west facing elevation of the fourth floor.

Umiya House 141 – 147 High Street Brentwood Essex

Ref. No: 22/00261/FUL | Validated: Mon 21 Mar 2022 | Status: Approved

- Discharge of conditions 3 (Planter Balcony Details) of application 22/00261/FUL (Variation of condition 22 (Development in accordance with approved drawings) of Application 18/00859/FUL (Mixed use development compromising of commercial unit(s), for Class A1 retail, Class A2 services, Class A3 restaurant, Class D1 non-residential institution or Class D2 assembly and leisure use, together with 19 x one and two bed flats) to replace drawings to include a balcony for Flat 15 and green roof on west facing elevation of the fourth floor.)

Umiya House 141 – 147 High Street Brentwood Essex

Ref. No: 22/00261/COND/1 | Validated: Thu 15 Jun 2023 | Status: Approved

Heritage Significance

The impact of any heritage significance of the proposals forming this application are somewhat limited in scope due to the nature of the proposal which seeks extended operating hours for an existing use and operation.

The newly built mixed-use development the site benefits from planning consent. Part of the document set supporting that previously approved application included

PLANNING, HERITAGE AND TRANSPORT STATEMENT in which the heritage significance was addressed in greater detail aiding in the understanding of the impact of the proposals to the conservation area.

Part of that document prepared by others included the comments which are relevant to this application;

• Noise levels within the balcony areas will remain above the WHO's preferred threshold of 55 dB LAeq. However, this may still be considered acceptable, in light of the clarification on urban development provided in BS8233.

• The proposed party floor construction between the ground floor commercial unit and 1 st floor flats will provide a good level of sound insulation. The proposal, therefore, meets the requirements of 'saved' Policy PC4.

Summery

This proposal has been carefully considered taking account the specific requirements of the applicants.

The impact of the proposal is negligible in heritage terms.

A similar use is currently in operation on the applicant's sister site opposite the application site at 1 Weald Road without issue.

For the reasons stated above, the applicant respectfully requests that the local Planning Authority grant planning permission for this proposal.

Steve Hyde

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07 March 2024