

**STAINES-UPON-THAMES**



**17/00700/FUL**  
**10A Thames Street, Staines-upon-Thames, TW18 4SD**



1:1,250

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# Planning Committee

26 July 2017



<b>Application Nos.</b>	17/00700/FUL		
<b>Site Address</b>	10A Thames Street, Staines Upon Thames		
<b>Proposal</b>	Planning application for the Change of use of second floor from Class D2 (Leisure) to class C3 (residential) to provide 10 no. flats (8 no. 1 bed and 2 no. 2 bed) and change of use of unit 1 on the first floor from A1/A2/B1 (retail/office) to D2/B1 (leisure/office)		
<b>Applicant</b>	Mr David Shrubbsall		
<b>Ward</b>	Staines		
<b>Call in details</b>	N/A		
<b>Case Officer</b>	Kelly Walker		
<b>Application Dates</b>	Valid: 06/04/2017	Expiry: 26/07/2017	Target: Extension of Time Agreed
<b>Executive Summary</b>	<p>This planning application seeks the conversion of the second floor from the existing leisure use to 10. No 1 and 2 bed flats along with the change of use of the first floor from A1/A2/B1 to leisure/office use</p> <p>The scheme is considered to be an acceptable form of development which will provide residential units in a sustainable location. It is considered to be in character with the surrounding area and is acceptable on design grounds. It is considered to have an acceptable relationship with neighbouring properties.</p>		
<b>Recommended Decisions</b>	This planning application is recommended for approval		

## MAIN REPORT

### 1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- SP1 (Location of Development)
- LO1 (Flooding)
- SP2 (Housing Provision)
- HO4 (Housing Size and Type)
- HO5 (Housing Density)
- CO1 (Provision of community facilities)
- SP6 (Maintaining and Improving the Environment)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- SP7 (Climate Change and Transport)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

1.3 Also relevant are the following Supplementary Planning Documents/Guidance:

- SPD on Design of Residential Extensions and New Residential development
- SPG on Parking Standards

### 2. Relevant Planning History

12/01350/FUL	External alterations, refurbishment and reconfiguration of existing building; creation of two additional storeys to provide 14 residential units (3 No. 1-bed and 11 no. 2-bed); change of use of part of Unit 1 from retail (use class A1) to flexible retail and/or office use (use Class A1 and/or use Class A2 and/or use Class B1); relaxation of condition 4 of Planning Permission W/85/277 to allow the existing second floor to be used for general leisure purposes (use Class D2)	Approved 16.01.2013
W/85/277	Erection of 2 and 3 storey shopping accommodation, a third storey leisure complex, a 4 storey office block and a 5 storey office block, a church, provision of basement and surface level parking for 215 cars,	Approved 16/04/1986

and construction of access road, erection of sub-station (following demolition of existing accommodation at Johnston and Clarke Site and adjoining land at Thames Street/High Street, Staines

### **3. Description of Current Proposal**

- 3.1 The site is located on the south western side of Thames Street, on the bend of the road, with the High Street and is occupied by a 5 storey building which has in recent years been extended on the roof to provide flats (Ref 12/01350/FUL). It forms part of a large scale mixed use development that was originally erected in the mid 1980's under planning permission W/85/277 referred to above, and includes Spelthorne House, the Methodist Church, the offices to the south (14 Thames Street) and the additional commercial premises to the north-west. It was originally a 3-storey building and comprises a combination of shops/services on the ground floor, additional associated retail floor space on the first floor, and a leisure use on the second floor.
- 3.2 This application refers to the second floor which is currently vacant but has a leisure use and has most recently been used as a martial arts centre and snooker club in the past. The first floor unit subject to this application currently has an A1/A2/B1 use and is also vacant, and both have been vacant for some time. On the ground and first floors are retail units and their associated offices including Roni's hairdressers and The Bathstore, with residential use above on the third and fourth floors. To the rear of the site is the parking and refuse storage area accessed to the south along Thames Street.
- 3.3 The site is located within the Staines town centre designated Employment Area. It is also within the designated Secondary Shopping Area, plus within a Site of High Archaeological Potential. The site and surrounding area is within an area liable to flood (Flood Zone 2). The site is located close to but not within, the Staines Conservation Area.
- 3.4 The proposal is for the conversion of the second floor from the existing leisure use to 10. no 1 and 2 bed flats along with the change of use of the first floor from A1/A2/B1 to leisure/office use.
- 3.5 There is currently a condition restricting the use of the second floor to a leisure use.
- 3.6 There will be the loss of one parking space in the existing car park to the rear to provide a larger refuse storage facility and cycle parking.
- 3.7 The site is located within the town centre in a sustainable location and as such is an area where residential use is normally considered to be acceptable provided other policy requirements are met.

## 4 Consultations

4.1 The following table shows those bodies consulted and their response.

Consultee	Consultee
County Highway Authority (CHA)	No objection
Environment Agency	No objection
Head of Street Scene (refuse)	No objection
County Archaeological Officer	No objection
Environmental Health (Contaminated land)	No objection recommends conditions
Environmental Health (Air Quality)	No objection recommends conditions

## 5. Public Consultation

45 properties were notified of the planning application. A letter of objection has been received from a representative of the Staines Methodist Church. Reasons for objecting include:-

-lack of parking

A letter was also received from the SCAN Officer who notes that there is no indication that the flats are designed to be wheelchair user friendly, nor adaptable or accessible. The lift appears to be insufficient for wheelchair users.

## 6. Planning Issues

- Principle of the development
- Loss of employment/leisure use
- Housing density
- Design and appearance.
- Residential amenity
- Highway issues
- Parking provision
- Dwelling mix
- Flooding

## 7. Planning Considerations

### Principle of the development

- 7.1 In terms of the principle of development it is relevant to have regard to paragraph 47 of the National Planning Policy Framework (NPPF) which states:

“ When considering planning applications for housing local planning authorities should have regard to the government’s requirement that they boost significantly the supply of housing and meet the full objectively assessed need for market and affordable housing in their housing area so far as is consistent with policies set out in the National Planning Policy Framework (NPPF) para 47.

The government also requires housing applications to be considered in the context of the presumption of sustainable development. Relevant policies for the supply of housing cannot be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable site (para 49 of NPPF).

The Council has embarked on a review of its Local Plan and accepts that the housing target in its Core Strategy and Policies DPD-Feb 2009 of 166 dwellings per annum is significantly short of its latest objectively assessed need of 552-757 dwellings per annum (Para 10.42 – Strategic Housing Market Assessment – Runnymede and Spelthorne – Nov 2015). On the basis of its objectively assessed housing need the Council is unable to demonstrate a five-year supply of deliverable sites.

Para 14 of the NPPF stresses the presumption in favour of sustainable development and that proposals which accord with a development plan should be approved without delay. When the development plan is absent, silent or relevant policies are out of date, permission should be granted unless *‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework taken as a whole or specific policies in this Framework indicate development should be restricted.’* This application must be considered having regard to the above requirements of Para 14 of the NPPF. “

- 7.2 Having regard to the proposed development and taking into account the above and adopted policy HO1 which encourages new development, it is considered that particular weight would need to be attributed to the urban location of the site which contains existing dwellings in an accessible town centre location, where the principle of new housing development would be regarded as acceptable.
- 7.3 Policy HO1 of the Local Plan is concerned with new housing development in the Borough. HO1 (c) encourages housing development on all sustainable sites, taking into account policy objectives and HO1 (g) states that this should be done by:

*“...ensuring effective use is made of urban land for housing by applying Policy HO5 on density of development and opposing proposals that would impede development of suitable sites for housing.”*

- 7.4 The site lies within the urban area and currently has a residential use above on the third and fourth floors. There are also residential uses above other uses in the town centre including Spelthorne House to the rear. The principle of residential is considered to be acceptable given the town centre is in a sustainable location, provided a commercial use is maintained on the ground

floor of the building with an active frontage onto Thames Street. Therefore residential development is acceptable provided other policy requirements including the loss of the leisure use (imposed by condition), are acceptable as discussed further below.

### **Shopping and Employment Area and Loss of leisure use**

7.5 Planning application ref 12/01350/FUL to provide 2 additional storeys on top of the existing building also included the relaxation of Condition 4 of the original planning permission (W/85/277), which required that the leisure complex premises be used only for/as a snooker club with ancillary facilities and not for any other purpose. This was agreed, but a new condition was imposed to ensure that the use as general leisure purposes (Use Class D2) was maintained.

7.6 As such condition 12 of this consent states that:-

*'Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), the second floor Leisure Use shall be used only for purposes within Use Class D2 of the Schedule to the Town and Country Planning (Uses Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order'*

and the reason given for the imposition of the condition was:-

*'To ensure that a leisure facility is retained on the site in accordance with Policy CO1 of the Core Strategy and Policies DPD.'*

7.7 Policy CO1 seeks to ensure community facilities are provided to meet local need by resisting the loss of existing facilities except where it is demonstrated that the facility is no longer needed, or where it is established that the services provided by the facility can be provided in an alternative location or manner that is equally accessible to the community.

7.8 The applicants have submitted a Design and Access Statement (DAS) in which they have sought to justify compliance with Policy CO1. They have provided evidence and details about the previous uses of the site, the companies that have leased the second floor and why their business have not worked. They also include details of the leisure uses nearby, along with the fact that the building was not designed for this use and also details of marketing that has taken place.

7.9 The DAS notes that the applicants purchased the property in 2009 and the second floor has been let to 3 different companies during that time, all of which have failed. In 2009 it was occupied by Riley's the largest national snooker and pool operation in the country at the time, but they went into administration in March 2009. Another company Valiant Sports Ltd took over many of Riley's premises, including Staines, but in December 2012, after 2 and half years the administrators closed the Staines club. Almost 2 years later in September 2014, LK Fitness leased the entire second floor officially opening in January 2015. They quickly ran into financial difficulties closing 18



months later in June 2016, after having tried to divide and sub-let smaller areas of the second floor to be more flexible.

- 7.10 The DAS notes that all 3 businesses went into receivership and that the main reason for the most recent business to fail was cited as competition from a new gym nearby. *'...Pure gym which had state of the art facilities in a purpose built establishment. In conjunction with other smaller specialist clubs it appeared to be meeting the total demand for indoor commercial leisure facilities in the Staines area.'* They also cite that another factor is that the building was not designed to support the vibration, weight or movement of numerous heavy fitness machines nor limit the resultant noise transmission to other floors. This significantly restricts the range of leisure activities that can be accommodated within the building.
- 7.11 The application is accompanied by a report by Butlers Associates who are a local firm of commercial property consultants and sets out the efforts to let the floor space for leisure purposes. The DAS concludes that *'...the application floor space is not suited for a leisure type use and that other more modern clubs in the town now fully meet demand.'*
- 7.12 It is considered that the applicants have provided sufficient evidence to show that the site has limited attraction to companies offering leisure uses, in particular given the competition from other newer and purpose built leisure facilities in the local area. As such it is considered that the existing leisure use at the site, no longer has a local community need because it has been demonstrated that the facility is no longer needed and in addition that the services it has provided in the past are already provided in alternative locations which are as equally accessible to the community, in particular at Pure gym located within the 2 Rivers shopping centre. The proposal also includes the change of use of the first floor from an A1/A2/B1 use to a leisure/office use which would enable a smaller leisure facility to be available within the building, should a provider come forward. As such it is considered that the proposal conforms to Policy CO1, in that the facilities of the type proposed are no longer needed and the loss of the leisure use would not be of detriment to the locality or the viability of the area.
- 7.13 In addition the site is located within an employment area and Policy EM1 notes that the Council will maintain employment development by refusing proposals that involve a net loss of employment land or floor space in employment areas, unless the loss of floor space forms part of a redevelopment that more effectively meets needs for an existing business operating from the site or the loss of employment is part of a mixed use development on the site which results in no net loss of employment floor space, or it can be clearly demonstrated that the maintenance of existing levels of employment floor space are unsustainable and unviable in the long term. (Officer emphasis)
- 7.14 The submitted DAS notes the need to take account of the potential of the premises to be used for another employment generating use, given the employment zone designation. It states that, *'...historically the snooker club operator employed 2-5 people and LK Fitness only employed 2 -3 people. When account is taken of the periods of time when the premises were not open there is virtually no loss of employment of the last 4 years. Despite*



*continual marketing no interest has been received from any employment generating use.*

- 7.15 The submitted details show the use of the site as a leisure use has never employed high numbers of people and that there has been very little interest to lease the site for an employment generating use. It is also important to note that if the use of the second floor was not subject to a condition, the applicants could apply to change the use of the building under a prior approval application, whereby the Council would not be able to consider the loss of employment floor space. Notwithstanding this, it is considered that the proposal complies with Policy EM1 and it has been clearly demonstrated that the maintenance of existing levels of employment floor space are unsustainable and unviable in the long term.
- 7.16 The proposal also includes the change of use of unit 1 on the first floor from A1/A2/B1 to a leisure/office use (D1/B1). Currently there is a condition on planning application ref 12/01350/FUL for the use to be retained and the reason given was to safeguard the amenity of neighbouring properties. It is not considered that the change of use would be of detriment to the amenity of neighbouring properties. In addition the ground floor and majority of the first floor of the building will remain unchanged in terms of their appearance and use, retaining the retail frontage on the ground floor to Thames Street. As such the vitality and viability of the shopping area will be retained and it is considered that there would be no adverse impacts upon the shopping area.

### **Housing density**

- 7.17 Policy HO5 in the Core Strategy Policies DPD 2009 (CS & P DPD) sets out density ranges for particular context but prefaces this at paragraph 6:25 by stating:
- “Making efficient use of potential housing land is an important aspect in ensuring housing delivery. Higher densities mean more units can be provided on housing land but a balance needs to be struck to ensure the character of areas is not damaged by over-development.”*
- 7.18 Policy HO5 (a) states that within Staines town centres new development should be at or above 75 dwellings per hectare.
- 7.19 The policy also states that, *‘Higher density developments may be acceptable where it is demonstrated that the development complies with Policy EN1 on design particularly in terms of its compatibility with the character of the area and is in a location that is accessible by non car based modes of travel.’* It is important to note that any mathematical density figure is in part a product of the mix of units proposed. In this case they are all 1 and 2 bed units and accordingly it is possible to accommodate many more small units within a given floor space and an acceptable numerical density can be higher.
- 7.20 The principle of a high density development is consistent with the Government’s core planning principles are set out in paragraph 17 of the National Planning Policy Framework 2012 (NPPF). There are 12 core planning principles, which the NPPF states should underpin both plan making and decision-making. One of these principles (8<sup>th</sup> bullet point) is:

*“Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”*

- 7.21 The scheme involves the conversion of the existing floor space to create 10 flats. There are already 14 flats on the floors above and the site area is some 0.3 ha, equating to 80 dwellings per hectare (dph). The development will not include family households and as noted above it is possible for smaller units to be accommodated on the same size site. It is considered given the sustainable location in the town centre and the fact that it is compatible with the character of the area. The density is considered to be acceptable in this location.

### **Design and appearance**

- 7.22 Policy EN1a of the CS & P DPD states that *“...the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will: create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.”*
- 7.23 This area of Staines Town Centre provides a varied mix of types, styles and character of buildings. The proposal does not involve extension or materially change the design of the building but does involve changes to the fenestration. The design is considered to pay due regard to the character of the existing building as set out in the Supplementary Planning Document (SPD) and Policy EN1 on design.
- 7.24 The design is considered to be acceptable and will pay due regard to the surrounding area. As such, the proposal would make a positive contribution to the street scene and conforms to policy EN1.

### **Impact on neighbouring residential properties**

- 7.25 Policy EN1b of the CS & P DPD states that:

*“New development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.”*

- 7.26 The Council’s Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011 (SPD) sets out policies requirements in order to ensure this is the case.
- 7.27 The proposal is for the conversion of the existing built form to residential use, as such the building, including the position of the windows will remain as at present. Windows facing toward the road will look out towards commercial

uses including along the High Street and towards Debenhams. To the rear of the site is the Spelthorne House building with residential uses and the distance between this building is some 17m. There are already residential uses above within the same building, as such it is considered that there is an acceptable relationship with the existing properties and there would not be any significant adverse impacts upon the amenity enjoyed by the surrounding residential properties in terms of any loss of light, being overbearing or causing overlooking.

- 7.28 The proposal is considered to have an acceptable relationship with and therefore impact on the amenity of existing neighbouring residential properties, conforming to the SPD and Policy EN1.

### **Amenity Space and proposed dwelling sizes**

- 7.29 The Council's SPD on Residential Extension and New Residential Development 2011 provides general guidance on minimum garden sizes (In the case of flats it requires 35 sqm per unit for the first 5 units, 10 sqm for the next 5 units, and 5 sqm per unit thereafter. However it sites within the town centre and those above commercial uses in particular are unlikely to have the provision of private amenity space. The proposal does provide small balcony areas for each of the proposed flats. There is a high quality public open space linking to the Thames towpath close by and in view of the town centre location, where it is considered desirable to encourage residential use above retail units, the provision of amenity space is considered acceptable.
- 7.30 The SPD on the Design of Residential Extensions and New Residential Development 2011 sets out minimum floorspace standards for new dwellings. These standards relate to single storey dwellings including flats. For example, the minimum standard for a 1-bedroom flat for 2 people is 50 sq. m.
- 7.31 The Government has since published national minimum dwelling size standards in their "*Technical housing Standards – nationally described space standard*" document dated March 2015. These largely reflect the London Housing Design Guide on which the Spelthorne standards are also based. The standards are arranged in a similar manner to those in the SPD. This national document must be given substantial weight in consideration of the current application in that it adds this additional category of small dwellings not included in the Council's Standards.
- 7.32 All of the proposed 1 and 2 bed flats comply with the internal space standards as set out in the National Technical housing standards. Therefore I consider their standard of amenity overall to be acceptable.

### **Highway Issues and parking**

- 7.33 Strategic Policy SP7 of the CS & P DPD states that:

*"The Council will reduce the impact of development in contributing to climate change by ensuring development is located in a way that reduced the need to travel and encourages alternatives to car use. It will also*

*support initiatives, including travel plans, to encourage non car-based travel.”*

7.34 Policy CC2 of the CS & P DPD states that:

*“The Council will seek to secure more sustainable travel patterns by: ... (d) only permitting traffic generating development where it is or can be made compatible with the transport infrastructure in the area taking into account: (i) number and nature of additional traffic movements, including servicing needs; (ii) capacity of the local transport network; (iii) cumulative impact including other proposed development; (iv) access and egress to the public highway; and (v) highway safety.*

7.35 Policy CC3 (Parking Provision) of the CS & P DPD states that the Council will require appropriate provision to be made for off-street parking in development proposals in accordance with its maximum parking standards.

7.36 On 20 September 2011 the Council's Cabinet agreed a 'Position Statement' on how Policy CC3 should now be interpreted in the light of the Government's recent parking policy changes. The effect of this is that the Council will give little weight to the word 'maximum' in relation to residential development when applying Policy CC3 and its residential parking standards will generally be applied as minimum (maximum parking standards continue to be applicable in relation to commercial development). The supporting text to the Parking Standards stipulates a number of important exceptional situations where a reduction in parking will only be allowed. One of these situations includes town centre locations where the reduction in parking will be assessed against, amongst other considerations, the range and quality of facilities within reasonable walking distance and where there is good access to public transport.

7.37 The proposal will provide no off street parking provision and will result in the loss of one existing space to allow for refuse storage facilities. The proposal will also include additional cycle parking to provide one space for each flat. The minimum parking standard for a 1 bed flat is 1.25 spaces and 2 bed is 1.5 spaces, the scheme would require a minimum of 13 spaces. However, the site is in an accessible location, within the town centre, close to facilities and also public parking and transport connections, within walking distance of the train station which has a frequent and extensive service. It is also within easy walking distance of the shops and services of the town centre. In addition the proposal is for the conversion of an existing building and no new floor space is proposed. Consequently, it is considered that there is clear justification for no parking provision on this particular site.

7.38 The CHA has raised no objection to the proposed scheme on highway safety grounds or parking provision stating that, *'The Design and Access Statement states in paragraph 6.7 that the proposed development would be car free. There would be no objection from a highway safety perspective to the proposed development being car free. The development is located within the town centre and benefits from being within acceptable walking distance of public transport, and leisure, retail, and employment land uses.'* As such it is considered that the scheme is acceptable in terms of policies CC2 and CC3 on highway and parking issues.

### **Dwelling mix**

- 7.39 Policy HO4 of the CS & P DPD (Housing Size and Type) states that the Council will ensure that the size and type of housing reflects the needs of the community by requiring developments that propose four or more dwellings to include at least 80% of their total as one or two bedroom units.
- 7.40 The proposal complies with the requirements of Policy HO4 as 100% of the proposed units are 1 and 2 bed.

### **Flooding**

- 7.41 The site lies within an area liable to flood (Zone 2: between 1 in 100 and 1 in 1000 year chance of flooding). The Policy LO1 of the CS & P DPD confirms that the new housing development is acceptable in Zone 2. Furthermore, the Council's Supplementary Planning Document on Flooding (July 2012) states that in Spelthorne land in both Zones 1 and 2 will be needed to meet housing and other needs over the next 15 years and therefore sites in either zone will be acceptable. The Environment Agency were consulted on the application and have responded by raising no objection. Previously in 2012 permission was granted for residential units at the site and there was no objection on flooding grounds. There continues to be a safe means of escape from this part of the town centre over Staines Bridge, along The Causeway to an area entirely outside the flood area (the same means of escape was agreed with the adjacent Spelthorne House scheme). Accordingly, the proposal is considered acceptable on flooding grounds

### **Refuse Storage and Collection**

- 7.42 The proposal include a refuse storage area to the rear of the site. The Council's Head of Street Scene has been consulted and raises no objection. Furthermore, the County Highway Authority has raised no objection on this particular issue. Accordingly, the proposed refuse storage and collection facilities are considered acceptable.

### **Local Finance Considerations**

- 7.43 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not.
- 7.44 In consideration of S155 of the Housing and Planning Act 2016, the proposal is not a CIL chargeable development as it is a conversion of existing floor space which has been in use for a period of 6 months in the last 3 years. The

proposal will also generate a New Homes Bonus and Council Tax payments which are not material considerations in the determination of this proposal.

### **Other matters**

- 7.45 In relation to the comments received from SCAN, the applicant has noted that the new residential units will be accessible for the disabled and wheelchair users. The existing ground floor entrance ramp is wheelchair compliant and has been used by wheelchair users regularly. It will remain in place. The existing lift already provides wheelchair access to the floor on which the flats are to be located and has also been used by people with a disability for a number of years. The manufacturer of the lift confirms the lift is wheelchair compliant and this lift is also to remain in place. At second floor the entrance to each new flat has a 900mm wide opening with level access. Finally the two-bedroom flats have been designed to allow adaption to full accessibility if required by the new occupants.

### **Conclusion**

- 7.46 The proposal is considered to make an effective use of urban land in a sustainable location, and meet a need for housing. The proposal will be in keeping with the character of the area will have an acceptable impact on the visual amenities of the area and the amenity of the surrounding residential properties. The application is recommended for approval.

## **8. Recommendation**

- 8.1 GRANT subject to the following conditions:-

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

Reason: - This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:
  - PL\_100 location plan
  - PL\_101 block plan
  - PL\_102 ex. Basement plan
  - PL\_104 ex. First floor
  - PL\_103ex. G Floor
  - PL\_105 ex. 2<sup>nd</sup> floor
  - PL\_106 ex. 3<sup>rd</sup> floor
  - PL\_107 ex. 4<sup>th</sup> floor
  - PL\_121 ex. north elevation
  - PL\_122 ex. SW elevation
  - PL\_221 Pro. N elevation
  - PL\_222 Pro. SW elevation
  - PL\_202 pro. basement

PL\_203 A pro. G floor  
PL\_204 pro. FF  
PL\_206 pro. 3<sup>rd</sup> floor  
PL\_207 pro. 4<sup>th</sup> Floor  
PL\_215 C pro. 4<sup>th</sup> floor  
PL\_230A section  
PL\_130 section  
PL\_305 ex. 2<sup>nd</sup> floor division  
KMW\_1611-PL\_223 A  
Received on 26 April 2017.

Reason: - For the avoidance of doubt and in the interest of proper planning

3. Before any work on the development hereby permitted is first commenced details of the materials and detailing to be used for the external surfaces of the building and other external surfaces of the development be submitted to and approved by the Local Planning Authority.

Reason:- To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

- 4 That within 3 months of the commencement of any part of the development permitted, or such longer period as may be approved by the Local Planning Authority, facilities shall be provided within the curtilage of the site for the storage of refuse and waste materials in accordance with the approved plans, and thereafter the approved facilities shall be maintained as approved.

Reason:- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

- 5 Before the development hereby permitted is occupied, details shall be submitted for the approval of the Local Planning Authority of onsite mitigation measures (to include mechanical whole house ventilation to all properties) located at high level on the second floor to protect the occupiers of the development from poor air quality. The development shall not be occupied until those mitigation measures have been provided and are operational.
  - Details shall be submitted for the approval of the Local Planning Authority of the complete maintenance regime for the equipment, which must be established and in place before the development is occupied. They equipment shall thereafter be retained and maintained in accordance with the approved details.



- Full user packs will be provided to the occupants of the flats, including its full purpose (including local air quality) and how to use it.
- A Travel Information Welcome Pack must be provided on occupation to inform future residents of sustainable modes of transport.

Reason:-In the interest of the amenity of future occupants.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking and re-enacting that Order), the first floor of Unit 1 shall be used only for purposes within Use Class D2 or B1 of the Schedule to the Town and Country Planning (Uses Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason:- To safeguard the amenity of neighbouring properties and To ensure that a leisure facility is available on the site in accordance with Policy CO1 of the Core Strategy and Policies DPD.

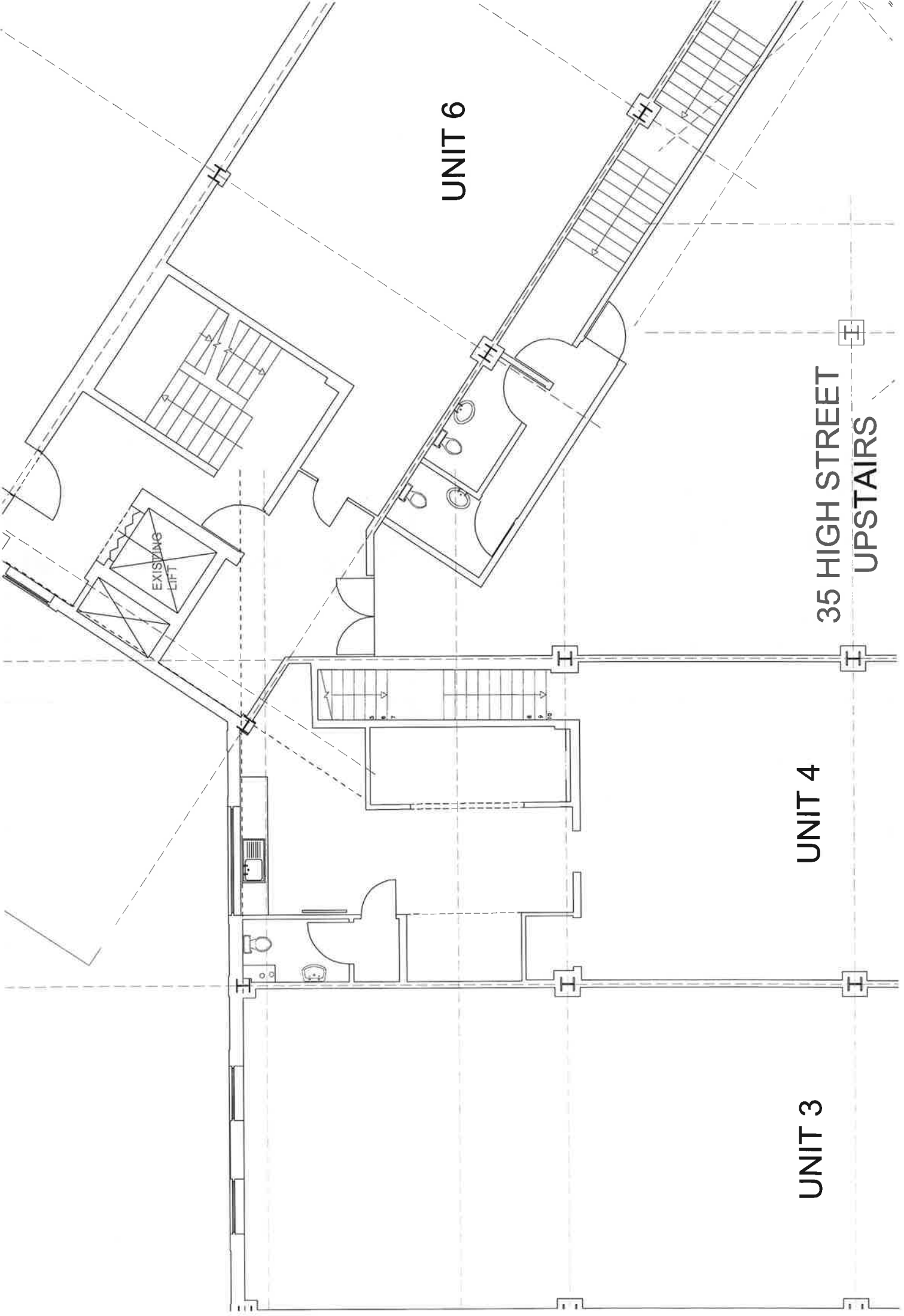
### **Informatives to be attached to the planning permission**

- 1.. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
2. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see [www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs).
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

### **Decision Making: Working in a Positive and Proactive Manner**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.



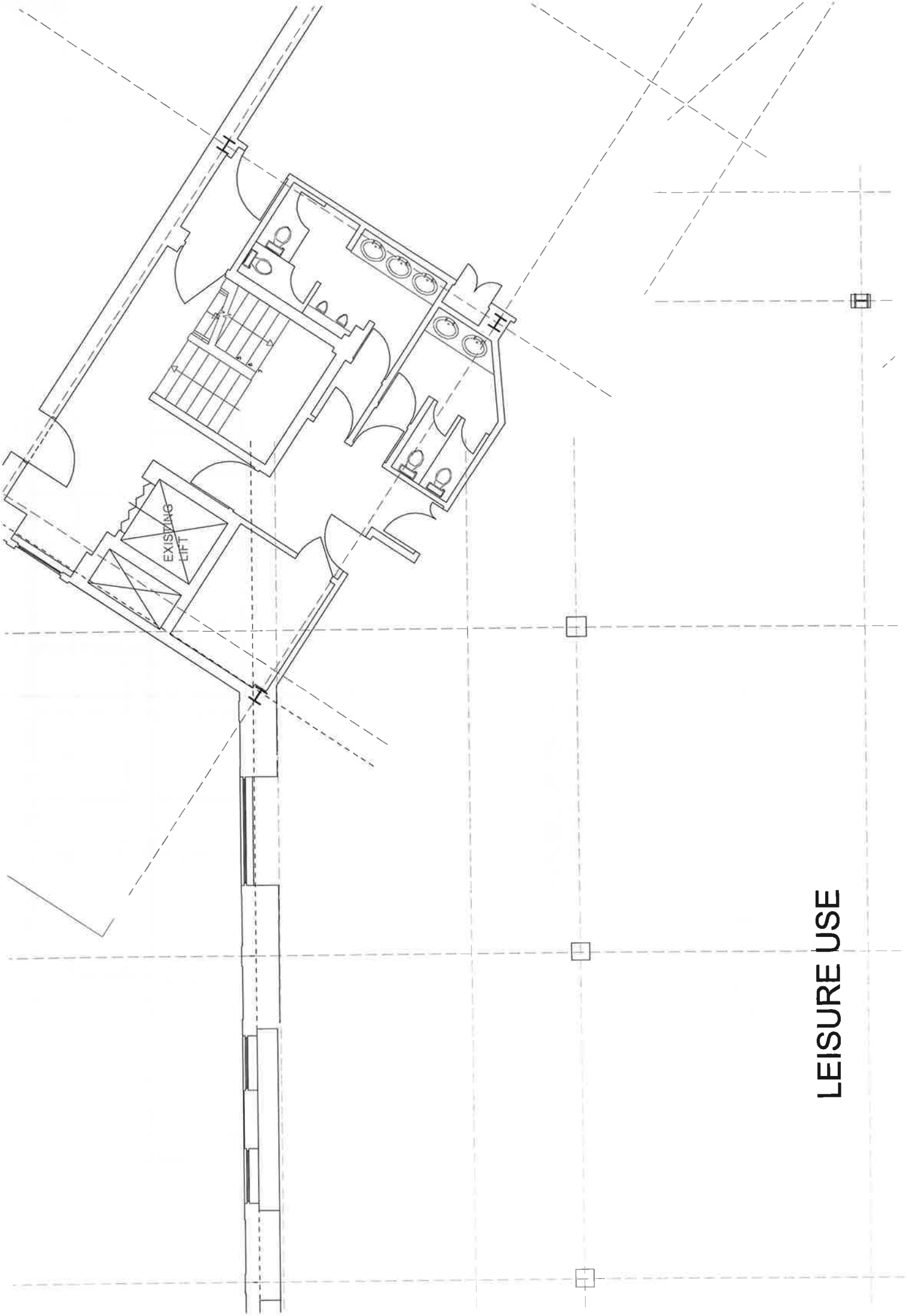
UNIT 6

35 HIGH STREET  
UPSTAIRS

UNIT 4

UNIT 3

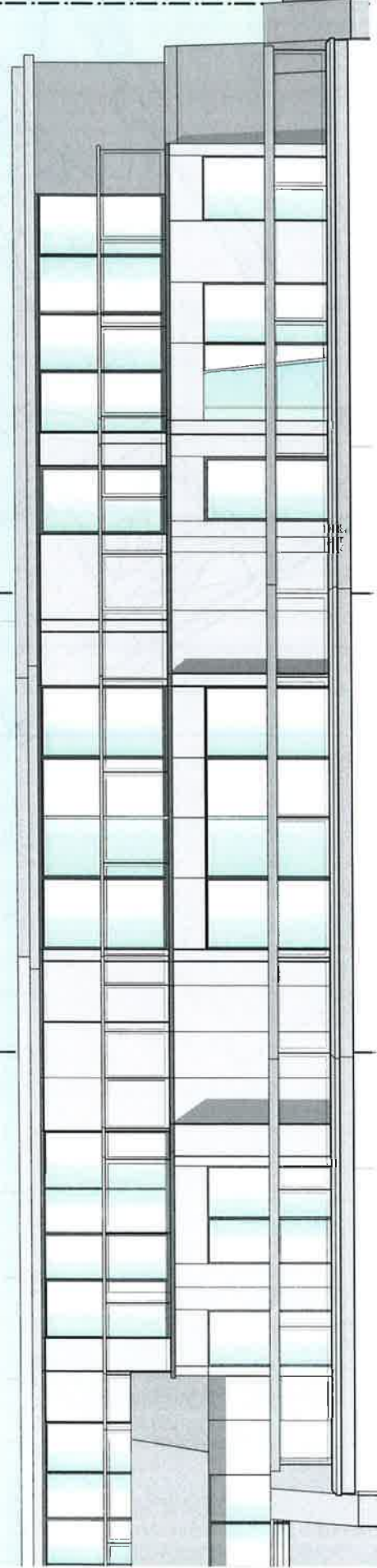
EXISTING  
LIFT



LEISURE USE

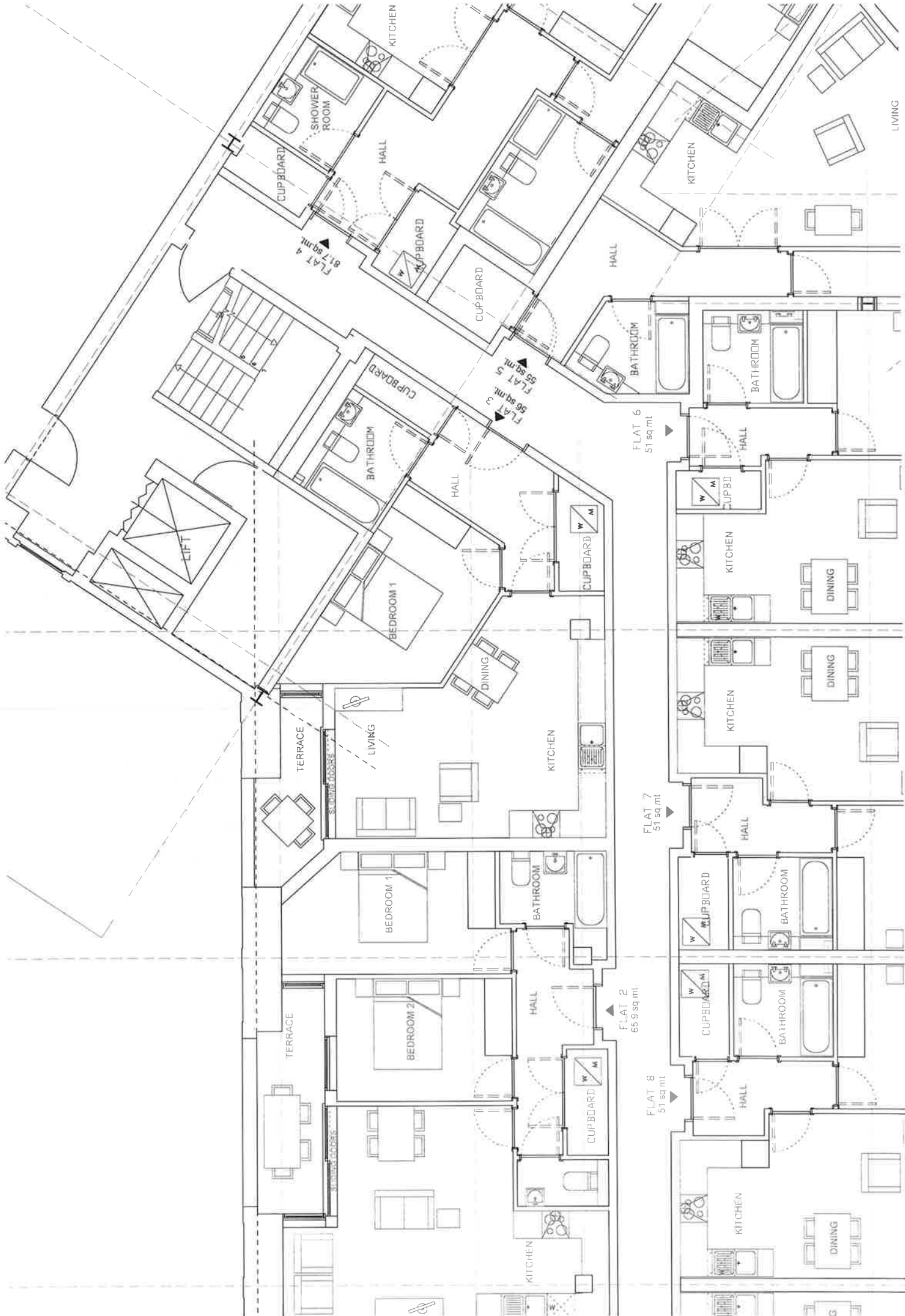
APPLICATION SITE

THIS PORTION IS TRUE  
ELEVATION ONLY



APPLICATION SITE

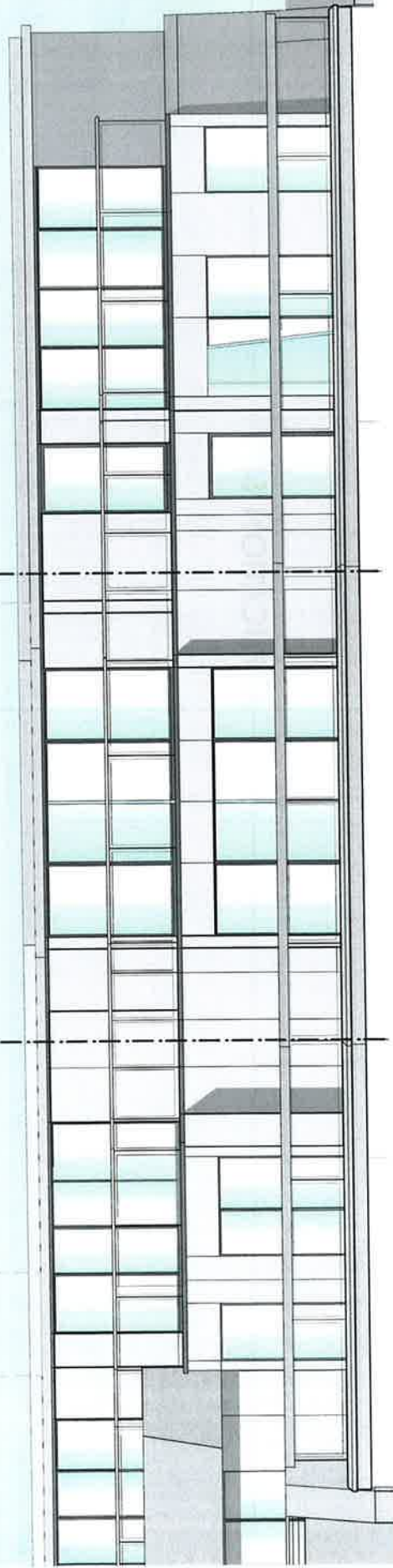






APPLICATION SITE

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APPLICATION SITE

