

# Development Management Sub Committee

Wednesday 4 August 2021

**Application for Planning Permission 20/05581/FUL  
at 2 - 4 Abbey Mount, Edinburgh, EH8 8EJ.  
Change of use and alterations to form 11 short term let  
studio apartments and cafe.**

**Item number**

**Report number**

**Wards**

B14 - Craigentinny/Duddingston

## Summary

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The proposal ensures the continued use of the ground floor of the listed building and a new use for the former church hall. The proposed use as short-term let accommodation and a class 3 café/restaurant is acceptable within the context of this busy mixed use area. The proposed alterations will not have a detrimental impact on the unique architectural and historical character or setting of the listed building. The proposal will not have an unacceptable impact on neighbouring amenity.

The proposal complies with the Local Development Plan and there are no material considerations which override this.

## Links

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[Policies and guidance for this application](#)

LDPP, LHOU07, LRET11, LEN03, LEN04, LDES12, LTRA02, LTRA03, NSG, NSBUS, HES, HESUSE,

# Report

## **Application for Planning Permission 20/05581/FUL at 2 - 4 Abbey Mount, Edinburgh, EH8 8EJ. Change of use and alterations to form 11 short term let studio apartments and cafe.**

### **Recommendations**

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1.1 It is recommended that this application be Granted subject to the details below.

### **Background**

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#### **2.1 Site description**

The application site comprises two former shop units to the ground floor of a tenement building at 2-4 Abbey Mount and a two-storey hall adjoined by a vestibule to the rear.

The tenement building is part of a C listed building which additionally covers 1 Abbey Mount and 2 Montrose Terrace. Its statement of special interest notes the building as an idiosyncratic tenement in a very prominent position at the cross-roads of Regent Road, Abbey Mount and Montrose Terrace (listing ref: LB49048, listing date: 19 December 2002).

The hall is reported to have originally been a Victorian church hall and is unlisted being specifically excluded from the listing description. It has had a number later uses including as an arts and social centre for rehabilitation and care, a resource centre and most recently a venue offering space for workshops, meetings and classes. The former shop units below the tenement have previously been associated with the use of the hall, with the central door and corridor between the units providing access. Both the hall and shop units have been vacant for several years.

The surrounding area has a mixed character, with both residential flats and houses, new build student accommodation and commercial properties.

#### **2.2 Site History**

7 December 2016 - Listed building consent granted for change of use and alterations to form residential studios, retention of existing community café/restaurant and meeting room (application reference:16/03669/LBC)

7 December 2016 - Planning permission granted for change of use and alterations to form residential studios, retention of existing community café/restaurant and meeting room (application reference: 16/03668/FUL).

29 May 2019 - Non-material variation of the planning application 16/03668/FUL (application reference: 16/03668/VARY)

29 August 2019 - Listed building consent granted for amendments to listed building consent previously granted for change of use and alterations to form residential studios, retention of existing community café/restaurant and meeting room (application reference: 19/03185/LBC)

15 December 2020 - Concurrent listed building consent for demolition works / conversion / alterations of un-listed rear hall building to form 9 short-term let studios apartments. Proposed new external landscaping and plant / storage building (application reference: 20/05603/LBC)

## **Main report**

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### **3.1 Description of the Proposal**

It is proposed to create 11 short term let studio units and a class 3 café/restaurant. The ground floor of the tenement building would contain the café in the unit to the south with two studios for short term let use accommodated in the remaining unit. Nine short term let studios would be located within the former hall building accessed via the central door between the two shop units.

In order to facilitate the creation of the short term let studios, several alterations to the external appearance of the hall are proposed. New window and door openings will be installed on both the north and south elevations of the hall at ground floor level, with the existing windows at first floor level on the southern elevation being retained. New windows will be installed at first floor level on the northern elevation. A new dark grey membrane roof will be installed raising the roof height of the building by 90 centimetres. The link vestibule connecting the hall to the tenement building will be demolished, as will a single storey outshoot situated adjacent to the southern elevation of the hall, creating a detached building.

In 2016 planning permission and listed building consent were granted for conversion of the site to 11 residential studios and a café. Whilst this development was initiated on site, it has not been completed. The current proposal follows a similar physical layout with minor changes to windows and the omission of a replacement vestibule connecting to the tenement.

#### Supporting Documents

The applicant has submitted the following supporting documents which are available to view on the Planning Portal:

- Planning Statement;
- Design Statement;
- Heritage Statement;
- Noise Impact Assessment; and
- Bat Survey.

#### Revised Scheme

The plans have been amended to alter window positions and include material details.

### 3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### 3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposal is acceptable in principle;
- b) the development has special regard to the desirability of preserving the listed building, its setting or any features of special architectural or historic interest;
- c) the proposals impact on residential amenity;
- d) the development raises any issues in respect of car and cycle parking and road safety and
- e) comments raised have been addressed.

#### a) Principle of the Proposal

The application site is situated in the urban area as defined in the adopted Edinburgh Local Development Plan (LDP).

#### **Short-stay visitor accommodation**

The main policy that is applicable to the assessment of short-term lets/ short-stay commercial visitor accommodation (SCVA) is LDP policy Hou 7 (Inappropriate Uses in Residential Areas). This states that developments, including changes of use which would have a materially detrimental impact on the living conditions of nearby residents, will not be permitted.

The non-statutory Guidance for Businesses states that an assessment of a change of use of dwellings to SCVA will have regard to:

- The character of the new use and of the wider area;
- The size of the property;

- The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance and parking demand; and
- The nature and character of any services provided.

The guidance states that a change of use in flatted properties will generally only be acceptable where there is a private access from the street, except in the case of HMOs.

In connection to short stay lets it states - "The Council will not normally grant planning permission in respect of flatted properties where the potential adverse impact on residential amenity is greatest".

There has been a number of appeal decisions which have helped to assess whether short stay visitor accommodation is acceptable or not. These appeals are material planning considerations. The main determining issues in these cases relate to the following:

- The location of the property and, in particular, whether it is part of a common stair shared by residents. Typically, appeals are successful where the property has its own private access;
- The frequency of movement and likely disturbance for neighbours, and whether this is likely to be more than a full-time tenant occupying the flat. Generally, the smaller the flat the less likelihood of disturbance to neighbours;
- The impact on the character of the neighbourhood. Again, this often relates to the size of the property and whether anyone renting it for a few days is likely to shop or use local services any differently from a long-term tenant;
- The nature of the locality and whether the property is located within an area of activity such as being on a busy road or near shops and other commercial services. As such, residents would be accustomed to some degree of ambient noise/ disturbance.

These appeals have also found that short stay visitor accommodation units can be acceptable in predominately residential areas.

Paragraph 220 of the LDP acknowledges that tourism is the biggest source of employment in Edinburgh, providing jobs for over 31,000 people. Whilst there is not a specific LDP policy relating to the jobs created through the required care, maintenance and upkeep of SVCA properties, the economic benefits are a material planning consideration.

It should be noted that the approved residential conversion has been initiated and is an extant consent. However, this has not been completed and the building remains unoccupied. As such, the proposal seeks the conversion of an existing vacant commercial unit and hall. The principles contained within the Guidance for Business remain a relevant factor given the approved residential use.

The intention of the policy Hou 7 is to preclude the introduction or intensification of non-residential uses incompatible with predominantly residential areas and secondly, to prevent any further deterioration in living conditions in more mixed use areas which nevertheless have important residential functions.

The proposed units, both within the tenement block and within the hall, do not share an entrance or communal space with the neighbouring residential flats. One unit is accessed directly from the street and the others through the existing dedicated corridor access between the proposed SVCA units and cafe and a gated link to the rear.

The majority of the units will be located within the converted hall, which is to become a stand-alone building. The scale of the development at 11 studio units each with either double or single bed limits the number of potential occupiers for each unit.

The site's location is close to Easter Road and Montrose Terrace, both busy locations near to the city centre with a broad mix of business, residential and commercial uses. The proposed use is compatible with this mix of uses and the frequency of movement and use of local facilities is unlikely to be significantly different to nearby uses such as student housing.

Based on the criteria established above, the proposed SVCA use is acceptable in principle in terms of policy Hou 7. A detailed assessment on amenity and design is set out in 3.3 c).

### **Class 3 use**

LDP Policy Ret 11 (Food and Drink Establishments) states that the change of use of a shop unit or other premises to a licensed or unlicensed restaurant, café, pub, or shop selling hot food for consumption off the premises (hot food take-away) will not be permitted:

- a) if likely to lead to an unacceptable increase in noise, disturbance, on-street activity or anti-social behaviour to the detriment of living conditions for nearby residents or
- b) in an area where there is considered to be an excessive concentration of such uses to the detriment of living conditions for nearby residents.

The proposed Class 3 Café/restaurant use reinstates a previously existing café use within a shop unit. The unit has most recently been vacant but has previously operated as a class 3 use without any records of noise or disturbance. The reinstatement of this use will not lead to an excessive concentration of such uses.

The proposed class 3 use is acceptable in principle.

### **b) Impact on the Listed Building**

Section 59 (1) of the Planning (Listed Building and Conservation Areas)(Scotland) Act 1997 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Historic Environment Scotland's (HES) Guidance Notes on Managing Change in the Historic Environment: Use and Adaptation of Listed Buildings states; "New uses may enable us to retain much of the fabric and special interest of a building, but they will always have an impact on its intangible value. The process of conversion will have some impact on a building's special interest, regardless of how well it is handled. The continued use of a listed building for its original function will normally be the best way to retain its historic character".

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) permits alterations to listed buildings when they are justified, in keeping with its character and can be undertaken without damage to historic structures or diminution of interest.

The listing description for the site and adjoining building places emphasis on the architectural features on the principal elevation of the tenement as being important to the unique character of the building. The proposal will retain the existing traditional recessed shopfronts and cast iron entrance gates on the ground floor of the tenement building. Whilst it is acknowledged that the use of the building will change, the change will not have a material impact on the special interest of the listed building.

LDP Policy Env 3 (Listed Buildings - Setting) states that development within the curtilage or affecting the setting of a listed building will be permitted only if not detrimental to the architectural character, appearance or historic interest of the building, or to its setting.

The proposed alterations are broadly similar to those approved under the previous applications (16/03669/FUL). The external alterations will improve the current condition of the building and remove the non-original vestibule attaching the hall to the listed building. The roof design though contemporary, will be a suitable design within the context. The proposed alterations will be an improvement to the setting of the listed building.

The proposal will not have an adverse impact on the unique architectural and historical character of the listed building. The proposal complies with LDP Policies Env3 and Env 4 and the relevant HES guidance.

#### c) Residential amenity

LDP Policy Des 12 (Alterations and Extensions) states that planning permission will be granted for alterations to existing building where there will not be an unreasonable loss of privacy or natural light to neighbouring properties and where it would not be detrimental to neighbourhood amenity and character.

In terms of daylight and overshadowing, the increase in the roof profile of the hall will have a small impact on the daylight and sunlight to five windows which serve flatted properties within the tenement building. In the previously granted consent, a daylight and sunlight study concluded that the affected windows comply with the requirements of British Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice. The impact is within acceptable levels and will not have a significant negative impact.

The reinstatement of previously blocked up windows at the lower level of the hall building to the south, formation of rooflights and additional windows to the north will result in an increase in the number of openings and the potential to overlook adjoining spaces. To the south, the proposed windows sit in close proximity to the rear of numbers 6 and 6A Abbey Mount. The rear windows of these properties serve spaces including bathrooms and storage space or are secondary to the main windows to the front of the property.

To the north, the proposed windows will sit on the boundary with the rear amenity space of the tenement block. This area is framed by the west corner of the Abbey Mount tenement block and a single storey row of shops on Montrose Terrace. A further tenement block lies to the east beyond the site on Montrose Terrace. The proposed windows will directly face the rear of the single storey shop units. The positioning of windows and the layout of buildings ensures that there will be no direct overlooking of windows to residential properties. It should be noted that the principle of the reinstatement and new window openings to the north and south elevations of the hall was established under consent 16/03668/FUL, an extant consent.

The applicant has provided a plan detailing the access and landscape arrangements surrounding the hall. The area will be upgraded with locked gates improving security in this area and preventing guests from accessing the tenement's communal openspace. Guests will enter the site through the entrance on Abbey Mount. A small plant and bin store will be located to the east adjoining existing garages with a further locked gate used for waste and maintenance purposes. These arrangements provide an improvement to this previously neglected area to the rear, improving overall amenity.

The proposed cafe unit has previously been in a class 3 use and retains the ventilation extract flue located on the rear elevation of the building. Information on ventilation and a Noise Impact Assessment has been submitted and the Council's Environmental Protection service consulted. The Environmental Protection officer was satisfied that the proposal will not have a detrimental impact on the amenity of neighbouring residents in relation to noise and smells, subject to conditions.

The proposal as a whole will not have an adverse impact on the amenity of neighbouring residents.

#### d) Parking and road safety

LDP Policy Tra 2, Private Car Parking, and LDP Policy Tra 3, Private Cycle Parking, state that planning permission will be granted for development where proposed car and cycle parking provision complies with and does not exceed the car parking levels set out in the Non-statutory Edinburgh Design Guidance.

The guidance does not define car or cycle parking standards for a SCVA. No car parking is proposed and the site is well located for access by bus, train and in the future the extended tram line. Given the nature of the use, it is likely that the majority of visitors shall arrive by public transport. Fourteen spaces for cycle storage are also proposed.

The proposal complies with LDP Policy Tra 2 and LDP Policy Tra 3.



e) Other material considerations

**Waste**

The Planning Statement advises a previous letter of agreement for provision of waste service with the Council. However, as the development is no longer a residential use, it will be the responsibility of the owner to make arrangements for the disposal of all waste with a commercial waste contractor.

The proposal does not raise any issues in respect of waste collection.

**Protected species**

The applicants have submitted a bat survey. This confirms that there will be no impact on bats through the proposed works.

f) Public comments

**Material Comments - Support**

- Support for car free nature of development.

Conclusion

The proposal ensures the continued use of the ground floor of the listed building and a new use for the former church hall. The proposed use as short-term let accommodation and a class 3 café/restaurant is acceptable within the context of this busy mixed use area. The proposed alterations will not have a detrimental impact on the unique architectural and historical character or setting of the listed building. The proposal will not have an unacceptable impact on neighbouring amenity.

The proposal complies with the Local Development Plan and there are no material considerations which override this conclusion.

It is recommended that this application be Granted subject to the details below.

**3.4 Conditions/reasons/informatives**

**Conditions :-**

1. The following noise protection measures, as defined in the KSG Acoustics Ltd 'Acoustic Assessment' report dated 30 April 2021 (rev1), shall be completed prior to the consented cafe/restaurant use being implemented :
  - An additional lining of 12.5 mm plasterboard shall be installed to underline the existing ceiling construction separating the consented cafe and residential properties

- Independent timber joists shall be installed below the existing floor construction. The joists must be completely independent of the existing floor construction, supported from the structural walls. For the ceiling construction separating the consented restaurant and residential properties
  - 150 mm thick mineral fibre insulation to be installed between newly installed timber joists. For the ceiling construction separating the consented restaurant and residential properties
  - 2 x 12.5 mm plasterboard installed to the underside of the timber joists. There shall be a minimum cavity depth of 200 mm between this lining and the underside of the existing ceiling. For the ceiling construction separating the consented restaurant and residential properties shall be carried out in full and completed prior to the development being occupied.
2. Prior to the cafe/restaurant use being taken up, the existing 300mm extract flue and ventilation system, must capable of a minimal 30 air changes per hour and shall be connected and operational as per the drawing numbers G (2-) 021, G (2-) 030, G (2-) 130 all dated March 2021.
  3.
    - i) Prior to the commencement of construction works on site:
      - a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
      - b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.
    - ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.
  4. The access arrangements and locked gates, as shown on drawing G(2-)001 Rev.A, shall be implemented prior to the occupation of the short stay let accommodation and thereafter remain in place for that use.

**Reasons:-**

1. In order to safeguard the amenity of neighbouring residents and other occupiers.
2. In order to safeguard the amenity of neighbouring residents and other occupiers.
3. In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.
4. To ensure visitors do not access communal residential areas.

## **Informatives**

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.
4. It is the responsibility of the owner to make arrangements for the disposal of all waste with a commercial waste contractor.
5. This application relates to a flatted building. This planning permission does not affect the legal rights of any other parties with an interest in the building. In that respect, the permission does not confer the right to carry out the works without appropriate authority.
6. The applicant should further investigate reducing the energy demand of the building and then meeting any heat/energy demand via renewables. It would be possible to introduce solar/PV panels and or ground/air sourced heat pumps linked to energy storage.

It should be noted that when designing the exhaust ducting, Heating, ventilation and Air Conditioning (HVAC) good duct practice should be implemented to ensure that secondary noise is not generated by turbulence in the duct system. It is recommended that the HVAC Engineer employed to undertake the work, undertakes the installation with due cognisance of the Chartered Institute of Building Services Engineers (CIBSE) and American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Guidance

## **Financial impact**

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### **4.1 The financial impact has been assessed as follows:**

There are no financial implications to the Council.

## **Risk, Policy, compliance and governance impact**

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**5.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **6.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## **Sustainability impact**

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### **7.1 The sustainability impact has been assessed as follows:**

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

There is no pre-application process history.

### **8.2 Publicity summary of representations and Community Council comments**

The application received one support comment.

## **Background reading/external references**

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- To view details of the application go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

## **Statutory Development Plan Provision**

**Date registered** 14 December 2020

**Drawing numbers/Scheme** 01-16, 17A, 18-24, 25A, 26A, 27A, 28A, 29, 30,

Scheme 3

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## **Links - Policies**

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### **Relevant Policies:**

#### **Relevant policies of the Local Development Plan.**

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas) establishes a presumption against development which would have an unacceptable effect on the living conditions of nearby residents.

LDP Policy Ret 11 (Food and Drink Establishments) sets criteria for assessing the change of use to a food and drink establishment.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 4 (Listed Buildings - Alterations and Extensions) identifies the circumstances in which alterations and extensions to listed buildings will be permitted.

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

### **Relevant Non-Statutory Guidelines**

**Non-statutory guidelines** 'GUIDANCE FOR BUSINESSES' provides guidance for proposals likely to be made on behalf of businesses. It includes food and drink uses, conversion to residential use, changing housing to commercial uses, altering shopfronts and signage and advertisements.

### **Relevant Government Guidance on Historic Environment.**

Managing Change in the Historic Environment: Use and Adaptation of Listed Buildings sets out Government guidance on the principles that apply to enable the use, the reuse and adaptation of listed buildings.

# Appendix 1

## **Application for Planning Permission 20/05581/FUL At 2 - 4 Abbey Mount, Edinburgh, EH8 8EJ Change of use and alterations to form 11 short term let studio apartments and cafe.**

### **Consultations**

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#### **Environmental Protection**

*Environmental Protection have consulted on a previous scheme (16/03668/FUL). This application is broadly similar with the main difference being the end user is changing from residential to short-term-let. The applicant still proposes a mixed-use development, including the renovation of an existing community cafe and the conversion of the existing ground floor tenement.*

*The site is bounded by an open communal garden to the north and a 2 storey traditional terrace to the south. A stone wall running along the east boundary separates the site from an open site, currently used as garaging and storage. To the west sits the 5 storey tenement that includes the existing ground floor commercial units of the application site.*

*The applicant has submitted an updated supporting noise impact assessment and details on the proposed commercial ventilation system. The noise impact assessment has identified that a various noise mitigation measures will be required to ensure that amenity is protected. Environmental Protection recommends several conditions are attached if consent is granted.*

*The applicant has advised that they are intending to utilise the existing commercial kitchen extract. Environmental Assessment has assessed the supporting engineers report and can confirm that this method of extraction is acceptable.*

*The applicant has confirmed that they intend to install individual gas boilers for each unit. This is disappointing as we would prefer the applicant to further investigate reducing the energy demand of the building and then meeting any heat/energy demand via renewables. It would be possible to introduce solar/PV panels and or ground/air sourced heat pumps linked to energy storage. In this case, it is accepted that the principle of development on this site was approved in 2016 when there was less stringent requirements.*

*Ground conditions relating to potential contaminants in, on or under the soil as affecting the site will require investigation and evaluation, in line with current technical guidance such that the site is (or can be made) suitable for its intended new use/s. Any remediation requirements require to be approved by the Planning & Building Standards service. The investigation, characterisation and remediation of land can normally be addressed through attachment of appropriate conditions to a planning consent (except where it is*

*inappropriate to do so, for example where remediation of severe contamination might not be achievable)*

*Therefore Environmental Assessment offers no objection to this application subject to the following conditions;*

#### *Noise*

*The following noise protection measures to the proposed hotel, as defined in the KSG Acoustics Ltd 'Acoustic Assessment' report, dated 30 April 2021 (rev1):*

*-An additional lining of 12.5 mm plasterboard shall be installed to underline the existing ceiling construction separating the consented cafe and residential properties*

*-Independent timber joists shall be installed below the existing floor construction. The joists must be completely independent of the existing floor construction, supported from the structural walls. For the ceiling construction separating the consented restaurant and residential properties*

*-150 mm thick mineral fibre insulation to be installed between newly installed timber joists. For the ceiling construction separating the consented restaurant and residential properties*

*-2 x 12.5 mm plasterboard installed to the underside of the timber joists. There shall be a minimum cavity depth of 200 mm between this lining and the underside of the existing ceiling. For the ceiling construction separating the consented restaurant and residential properties shall be carried out in full and completed prior to the development being occupied.*

#### *Plant & Flue Treatments*

*Prior to the use being taken up, the existing 300mm extract flue and ventilation system, must capable of a minimal 30 air changes per hour shall be connected and operational as per the drawing numbers G (2-) 021, G (2-) 030, G (2-) 130 all dated March 2021.*

*All the above mitigation measures shall be carried out in full and completed prior to the Contaminated Land*

*i) Prior to the commencement of construction works on site:*

*a) A site survey (including intrusive investigation where necessary) must be carried out to establish, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and*

*b) Where necessary, a detailed schedule of any required remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Planning Authority.*



ii) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided for the approval of the Planning Authority.

### Informative

The applicant should further investigate reducing the energy demand of the building and then meeting any heat/energy demand via renewables. It would be possible to introduce solar/PV panels and or ground/air sourced heat pumps linked to energy storage.

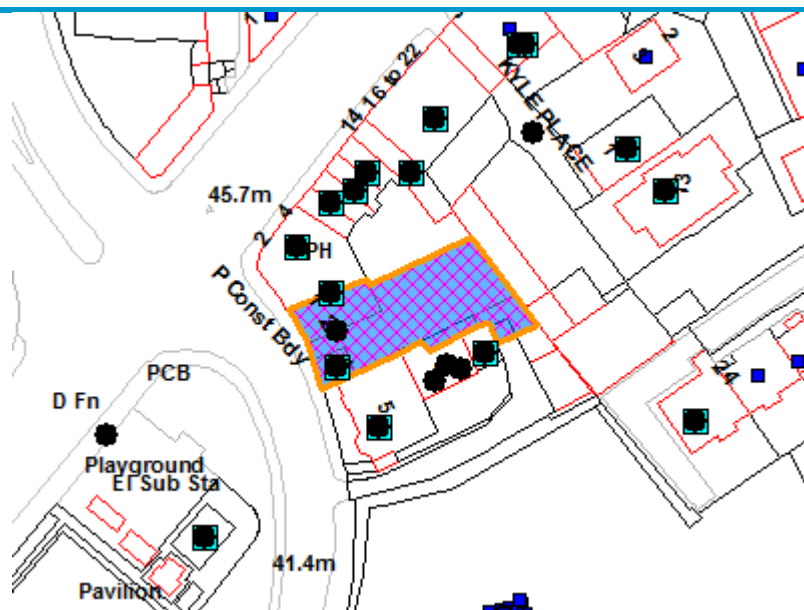
It should be noted that when designing the exhaust ducting, Heating, ventilation and Air Conditioning (HVAC) good duct practice should be implemented to ensure that secondary noise is not generated by turbulence in the duct system. It is recommended that the HVAC Engineer employed to undertake the work, undertakes the installation with due cognisance of the Chartered Institute of Building Services Engineers (CIBSE) and American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Guidance

### City Archaeologist

Both the listed building and attached unlisted former Victorian church hall are considered to be of local archaeological and historic significance. As such a programme of archaeological historic building survey was undertaken by AOC Archaeology in 2020 in response to a condition attached to the previous consent (see 19/03185/LBC). AOC report accompanied this application.

Given this previous work and having assessed the potential impacts of this new revised scheme, it has been concluded that there are no archaeological implications, in regard to these new (revised) applications.

### Location Plan



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**END**