

REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE
6 June 2018

REFERENCE: HW/FUL/18/00034

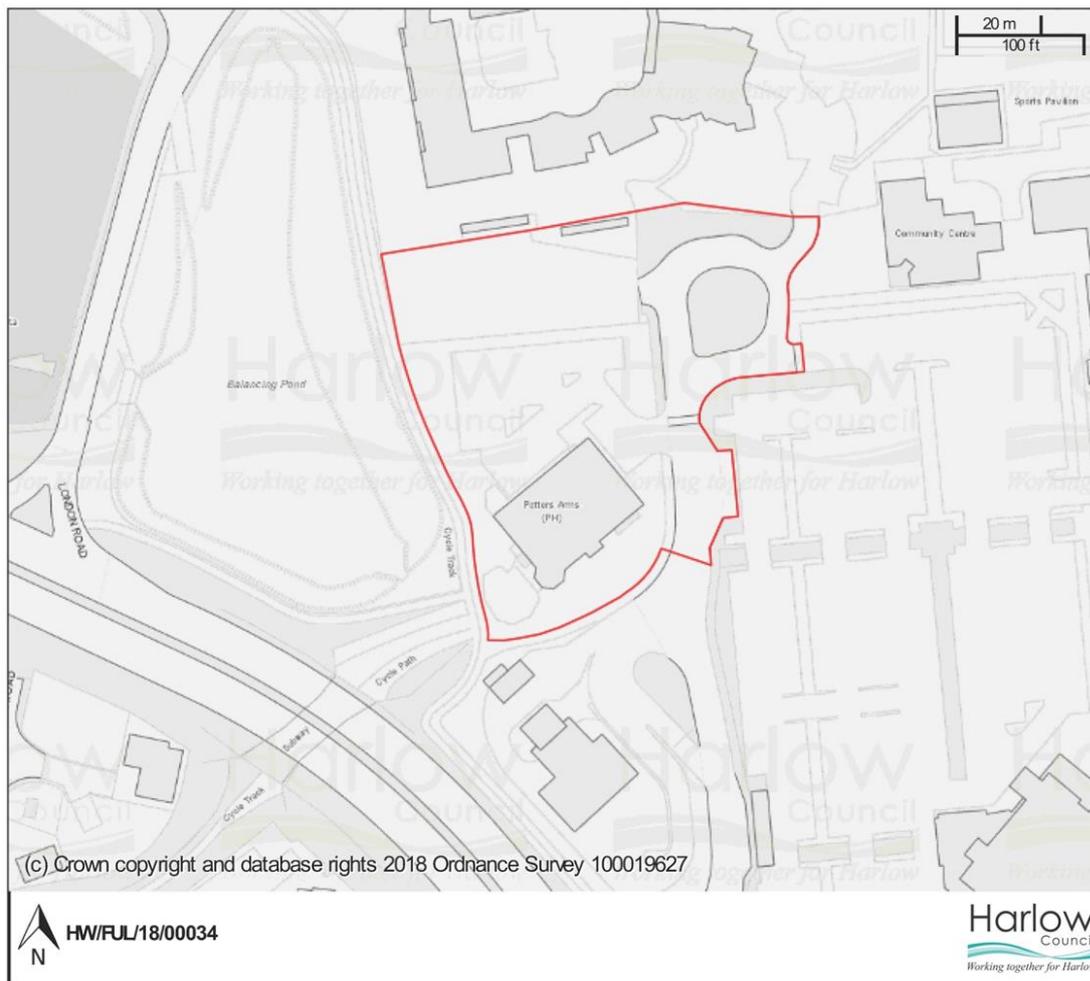
OFFICER: Ganesh Gnanamoorthy

APPLICANT: Premier Inn Hotels Ltd

LOCATION: Potters Arms Public House
Church Langley Way
Harlow
Essex
CM17 9TD

PROPOSAL: Erection of Three Storey, 46 Bedroom Premier Inn Hotel with Plant Compound, Additional 46 Car Parking Spaces (88 in total), Landscaping, Repositioned Car Park Entrance, Extension and Realignment of School Waiting Area and Access.

LOCATION PLAN:



REASON BROUGHT TO COMMITTEE: More than 2 representations received which are contrary to Officer's recommendation.

Application Site and Surroundings

The application site is located at The Potters Arms Public House, Church Langley Way, which is within a Neighbourhood Centre, as shown on the Adopted Replacement Harlow Local Plan (ARHLP) Proposals Map. The site encompasses The Potters Arms Public House in the south, associated parking immediately to the north, and an area of scrubland in the northern most part of the site.

Vehicular access to the site is from an entrance to the north east of the Public House, which spurs off from a private access road.

The site is situated on the north-eastern side of Church Langley Way, close to the roundabout leading on to the A414. To the north of the site is Church Langley Community Primary School, to the east of the site is a Tesco supermarket and to the south of the site is a Tesco petrol station. The supermarket and petrol station also fall within the designated Neighbourhood Centre.

The land directly to the north and west of the site is designated Green Wedge in the Adopted Replacement Harlow Local Plan (2006).

Details of the Proposal

The application seeks to erect a three storey, 46-bedroom Premier Inn hotel with plant compound, additional 46 car parking spaces (88 in total), landscaping, repositioned car park entrance, and the extension and realignment of the school waiting area and access.

The development would take the form of a roughly rectangular shaped building, with the length of the building running broadly north to south, and sited to the north-west of the public house. The car parking layout will be altered to allow for a greater provision of car parking. The front elevation would be east facing. The entrance to the hotel would be to the left hand side of this elevation.

The building would feature a small forward projection to the front elevation which would have a marginally greater height than the rest of the building, and has been designed to provide some visual interest and to break up the length of the front elevation.

At ground floor level there would be a reception area, staff area, linen room, plant room and twelve bedrooms. The first and second floor levels would each contain seventeen bedrooms and a linen room. The hotel has been designed with an entrance that is wheelchair accessible, and three of the bedrooms would also be wheelchair accessible.

Parking would be provided at surface level. 73 standard car, 5 disabled car and 8 cycle parking spaces would be provided on site. An additional 10 standard car parking spaces are proposed within the Tesco site.

New hard and soft landscaping is proposed throughout the site.

RELEVANT PLANNING HISTORY:

HW/FUL/16/00360 – Application withdrawn for the erection of a three storey, 46 bedroom Premier Inn hotel with plant compound, additional car parking spaces, landscaping, re-

positioned car park entrance, extension and the re-alignment of school waiting area and access.

CONSULTATIONS:

Internal and external Consultees

HDC – Consultant Arborist

The Arborist recognises that the scheme would provide an overall increase in number of trees within the site. No objection subject to the imposition of conditions in the event of planning permission being granted.

HDC – Environmental Health

No comment received

HDC – Cleansing And Environment

No objections raised.

ECC – Highway Authority

The Highways Authority are satisfied that the development would not result in harm to highways safety, efficiency or capacity. No objection subject to the imposition of conditions in the event of planning permission being granted.

Natural England

Reply received making no comment.

Essex Wildlife Trust

No comment received.

ECC – Place Services

Initial concerns were raised over the design of the building. Following negotiations, a revised scheme has been submitted and Place Services now raise no objections to the proposal, stating that the new design makes a positive contribution to the local area.

Essex Police

Concerns raised regarding management of parking spaces within the Tesco demise, the path leading from the car park towards the school, surveillance of the building and car park, and boundary treatments. Further to this consultation, the applicant provided responses to these points which have been forwarded to Essex Police, who have confirmed that their objections have been satisfactorily overcome.

Essex Police were also asked to comment specifically on the concerns raised through a number of letters of representations regarding the possibility of unsavoury characters using the site. Essex Police have confirmed that there is no evidence to support these concerns and raise no objections on these grounds.

ECC – Sustainable Drainage Team

Objections raised to the drainage statement. As part of the reconsultation, an amended drainage statement has been produced. At the time of writing this report no further comments have been received.

Environment Agency (Thames Region)

No comment received.

ECC – Fire and Rescue Service

No objection raised.

ECC – Infrastructure

No objection raised.

Neighbours and Additional Publicity

325 consultation letters have been sent out with regard to this application.

Site notices were placed outside the site and outside the school, and a press notice was published.

Summary of Representations Received

183 letters of representation have been received – 1 in support and 182 objecting to the proposal. Correspondence has been sent from occupiers of the following addresses:

| Street Name | Street Number | Street Name | Street Number |
|-------------------|--|--|-------------------------------------|
| Abbeydale Close | 8 | Albert Gardens | 8, 17, 43 |
| Albertine Street | 4 | Ashworth Place | 70, 75, 110 |
| Aynsley Gardens | 1, 26, 45, 46, 61, 128, 132, 164, 166, 170 | Bellfield Gardens | 19, 24, 41, 58 |
| Bentley Drive | 1, 19, 29, 51, 84, 108 | Braggowens Ley | 19 |
| Brickcroft Hoppit | 10 | Burley Hill | 6, 58 |
| Canopy Lane | 6 | Carters Mead | 70 |
| Challinor | 23, 166 | Chamberlain Close | 19 |
| Chapel Fields | 75 | Chelsea Gardens | 2, 50 |
| Chippingfield | 5 | Churchfields | 107 |
| Coalport Close | 8, 51, 58, 127, 155 | Davenport | 44, 69 |
| Denby Grange | 45, 73 | Doulton Close | 21, 30, 54, 77, 116, 117, 130, 166 |
| Elwood | 23 | Fenton Grange | 42 |
| Flint Lane | 20 | Fullers Mead | 69 |
| Goldcrest Way | 48 | Great Auger Street | 3 |
| Hadley Grange | 73, 75, 76, 94, 116 | Hailes Wood | 79 |
| Headlam Street | 44 Eagle House | High Street (Old Harlow) | 67 |
| Keefield | 18 | Latton Green | 115 |
| Little Pynchons | 125 | London Road | 46 |
| Malkin Drive | 11, 45, 136, 157, 183, 192, 196, 225, 230, 287 | Mallards Rise | 10, 14, 22, 33 |
| Pennymead | 171, 182 | Perry Spring | 18, 33 |
| Potter Street | 103 | Pottersfield | 128 |
| Purford Green | 36 | Reginald Mews | 2 |
| Ridgeways | 25, 28, 61, 66, 69, 74, 93, 125 | Robin Lane | 1 |
| Rushton Grove | 13, 22, 42, 50, 74, 147, 148, 163 | Soper Square | 14 |
| Sparrowhawk Way | 23, 77 | Spruce Hill | 2 |
| Tanyard Place | 11 | The Gardiners | 18, 55 |
| The Sweyns | 14 | Tickenhall Drive | 1, 2, 45, 71, 72, 88, 112, 113, 116 |
| Victoria Gate | 47, 50, 53 | Wedgewood Drive | 9, 21 |
| Westbury Rise | 100, 113, 114, 118, 123 | Either no street name and/or number provided | 9 |

The total number of addresses given differs from the total number of objections received as multiple responses were received from the same address.

The contents of the objections can be summarised as follows:

- Inappropriate location next to a school due to the potential occupation of the hotel from miscreants
- Design. Many of the representations have raised concerns over the bulk of the proposed building, and have described the building as an eyesore
- Over intensification of the site. Not enough room for a hotel on this site
- Traffic congestion. The proposed hotel would create more traffic on already overly busy roads
- Pedestrian safety. Concern raised due to the increased amount of traffic.
- Child safety due to potential occupancy of the hotel by miscreants and increased traffic
- Too many hotels in Harlow. An additional one is not required
- Noise created during construction
- Overshadowing of the school caused by the new building
- Overlooking of the school
- Proposal not beneficial to residents of Church Langley

The representation in support commented that creating more jobs was positive.

PLANNING POLICY:

T9:"Vehicle Parking" parking shall be provided in accordance with the adopted vehicle parking standards. Justification is required for the amount of car parking proposed on an operational need and, if applicable, a Green Commuter Plan.

NE11:"Trees and Hedgerows" in considering applications for development affecting trees or hedges the following may be required: a survey of the site and trees and hedges concerned; oppose the loss of trees and hedgerows of amenity value and wildlife importance; serve TPO's to protect trees with public amenity value; may impose conditions to ensure the retention or replacement of trees and hedgerows of amenity value or wildlife importance and their protection during construction.

NE12:"Landscaping" major developments shall be accompanied by details of landscaping features and wildlife habitats and suitable landscaping schemes to mitigate against any impact, along with new landscaping.

BE1:"Character and Identity" new and extended buildings should relate to their setting to strengthen, enhance, protect or create local character. Permission will be granted for new development providing: it is well connected to and integrated with the wider settlement; the height massing, layout, appearance and landscape makes an appropriate visual relationship with that of the form, grain, scale, materials and details of the surrounding area; building design is specific to the site and its context; it enhances the character, image and perception of the area when highly visible.

BE2:"Quality, Legibility and Public Realm" permission for major new development will be granted when: new buildings are designed as part of a group creating a sense of enclosure; public spaces should relate to the scale, appearance, location and function of the buildings around it; layout of buildings, routes and spaces are clearly related; fronts of buildings provide primary access and clearly define streets and public spaces; public spaces are

distinguished from private areas; the ground floor encourages activity and interest that is appropriate to the location and character of the area; pedestrian, cycling and, horse riding routes are shown on the development layout and link to the existing network.

BE3:"Sustainable Development" development on previously developed land at a higher density than that existing will be supported providing; it is accessible by public transport or is in a sustainable location relative to proximity to supporting services and/or employment sites; does not result in over development; is compatible with the character of the area and urban design policies and guidance.

BE4:"Accessibility" permission will be granted providing provision has been made to achieve accessibility for disable people, including accessibility to any public or private open space that serves the development.

BE5:"Crime Prevention and Personal Safety" proposals should demonstrate how the potential for preventing crime has been satisfactorily addressed through the design, layout and landscaping. These should be integral to the design.

BE17:"Noise Pollution" permission will be granted if noise sensitive developments are located away from existing noise sources and potentially noisy development are located in areas where noise will not be such a consideration, or adequate provision has been made to mitigate the adverse effects of noise likely to be generated and experienced by others.

RTCS1:"Sequential Approach" proposals for retail and other development which attract large numbers of people, will be determined on a sequential basis by applying the descending order of preference. The need and capacity for development and how well the site is serviced by public transport and by means other than the car will be taken into account. Within areas of large scale new housing development, appropriate provision will be made for local shopping and associated services provided this does not undermine the vitality and viability of the town centre, or any nearby neighbourhood centre or hatch. Development must be appropriate to the function, size and character of the centre concerned.

RTCS5:"Town Centre North" permission will be granted for proposals in Town Centre North for the following types of development: Entertainment and leisure uses; food and drink uses (A3); hotel and conferencing facilities; health and fitness uses; playhouse relocation; refurbishment/relocation of the market; office uses (upper floors) and Shops (A1), providing there would be no loss of key facilities.

RTCS6:"Town Centre North" the following sites have been identified for redevelopment: Land South of Fourth Avenues and north of Kitson Way and Post Office Road; Post Office and Adams House East; Market Square and Northgate.

RTCS14:"Neighbourhood Centres and Hatches" permission will be granted for proposals that strengthen and maintain the role of the neighbourhood centre and hatches.

RTCS15:"COU in Neighbourhood Centres and Hatches" the following uses will normally be permitted: A1 (shops); A2 (financial and professional services); D1 (non-residential institutions); D2 (assembly and leisure); Laundrette, providing a minimum of 40% of the frontage length is A1; hatches with 4 or less original units and Church Langley neighbourhood centre retain a minimum of 2 units in A1 use; the proposal does not result in the loss of key facilities.

PLANNING STANDARDS:

National Planning Policy Framework (NPPF) (2012) - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. These policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

Supplementary Planning Documents/Current Planning Guidance

The Harlow Design Guide SPD (2011)

The Essex Parking Standards: Design and Good Practice (2009)

Essex County Council's Adopted Development Management Policies (2011)

Planning Practice Guidance (PPG)

PLANNING ASSESSMENT:

The key issues for consideration in the determination of the application are: the principle of the development; layout, design and the character and appearance of the area; landscaping; neighbour amenity; access, parking, and highway safety and servicing.

Summary of Main Issues

Principle of development

The application site is located within a designated Neighbourhood Centre. Policies RTCS14 and RTCS15 of the ARHLP are therefore relevant in establishing the acceptability of the principle of development.

Policy RTCS15 sets out the supported uses within Neighbourhood Centres. Hotels, which fall within use class C1, do not feature on this list; however, neither does the policy suggest the use would be unacceptable in principle. Policy RTCS14 provide more guidance; it seeks to ensure that new development within Neighbourhood Centres does not adversely impact upon existing key facilities, while improving the range of facilities available and ensuring good design.

The proposal does not result in the loss of any existing facilities, and would make better use of an area of land within the Neighbourhood Centre which is largely unused. The introduction of a hotel would add a use to the centre which does not currently exist, increasing the range of facilities in the Neighbourhood Centre, in accordance with Policy RTCS14. In addition, the introduction of a hotel would provide opportunities for employment, (6 full time staff and 12 part time staff). The creation of new job opportunities within the local area is considered to be beneficial.

Policy RTCS1 seeks to ensure that developments which attract a large number of visitors should be determined on a sequential basis – starting by looking at the Town Centre, then the Edge of the Town Centre, then Neighbourhood Centres, and then Hatches. It is debatable whether a sequential test would be required for a 'motel' type of hotel like that which is proposed, which tend to be modelled around providing facilities in locations with quick access to the highway network rather than in 'destinations' such as the town centre, however, a sequential test has been undertaken notwithstanding this.

In order to pass the sequential test, the proposal would need to demonstrate that there are no other suitable sites within Town Centre or Edge-of-town Centre locations which would satisfy the tests of being available, suitable and viable. The applicant must demonstrate flexibility in format and scale in considering sequentially preferable locations; however, it would not be reasonable to require the applicant to change the entirety of the proposal to fit available or viable sites.

Policies RTCS5 and RTCS6 identify a site in Town Centre North for a possible hotel and conference facility. This site is referenced in Policy RTCS6 as RTCS6/1 – Land south of Fourth Avenue and north of Kitson Way and Post Office Road. The policy talks about this prominent location being suited to a landmark building, preferably for use as a hotel and conference facility.

The proposal is for a hotel only and so does not fit the desired use for this site. In addition, the proposal is for a modestly sized hotel, which would not constitute a landmark building even if the floorspace proposed was reformatted over more than three storeys. The site is therefore considered to be unsuitable for the proposed development. In addition, the applicant has carried out two viability appraisals on this site, one for an 80 bedroom hotel (the minimum for a new build hotel where there is not an existing food and beverage offer in Premier Inn's business model) and also for the proposed 46 bedroom hotel. Both appraisals demonstrate that a Premier Inn hotel in this location would not be viable.

It is not considered that there are any sequentially preferable locations in or at the edge of the Town Centre.

It is therefore considered that the proposal should be accepted in principle, subject to the planning considerations highlighted in the following sections of this report.

Design, layout and impact on the character and appearance of the area

The site would have a relatively large footprint and be highly visible, and significant weight should therefore be attached to concerns regarding the design of the proposal and its impact on the character and appearance of the surrounding area.

Essex County Council's Place Services Team had raised concerns with the original design of the building. They considered that a flat roofed building which had its own identity would be preferable to a building which attempted to blend in with its surroundings. As a result of these comments, the building has been redesigned and reconsultation has taken place.

The new design features a flat roof building constructed of grey brick, with coloured vertical zinc panels breaking up the heavy brickwork. A grey zinc clad front projection further breaks up the heavy brickwork, and rises slightly above the height of the rest of the building.

Air conditioning units would be screened behind mesh panels to the flank elevations at ground floor level.

The existing refuse store, located to the rear of the Potters Arms, would be extended to facilitate the storage of additional refuse and recycling generated.

The amended plans have resulted in a modern-style building which would have its own identity without feeling out of place. The vertical front projection would help to draw attention to the highly glazed entrance which would sit to the left hand side of this projection – providing a greater sense of arrival and good legibility.

The incorporation of a flat roof, rather than the originally proposed partially hipped roof has reduced the visual bulk of the proposal whilst the choice of materials would ensure that the building has visual interest and would be read in contrast to the supermarket, public house, and primary school, whilst not appearing incongruous in the wider streetscene.

Essex County Council's Place Services have raised no objections to the amended scheme.

Subject to conditions to require full details of all external materials to be provided, it is considered that the development would be of high quality. The proposal is therefore considered to be in accordance with ARHLP policies BE1, BE2 and the Harlow Design Guide SPD.

Landscaping

There is an area of scrubland to the northern part of the site, with some trees and soft landscaping interspersed among the car parking area.

The proposed building and reconfigured parking layout would result in the loss of the scrubland, and eleven existing trees would be lost. The proposed landscaping plan shows a total of seventeen new on site trees. In addition, three new trees are proposed to the extended waiting area.

The Local Planning Authority's Consultant Arborist considers the existing on site trees to be removed have limited amenity value and considers that the loss of these, along with the planting of seventeen new trees, to be acceptable.

The Consultant Arborist acknowledges that the proposed scheme would result in a net increase of trees on site and has no objection to the scheme, although he has requested two planning conditions be attached to any permission – one requiring to a detailed landscape scheme, and one to secure an arboricultural specification and method statement in order to ensure that the road realignment works would not adversely impact on existing trees to be retained.

The aforementioned landscaping condition should also ensure that hard surfaces and boundary treatments are appropriate.

Subject to conditions, there are no concerns regarding landscaping. The application is considered to accord with ARHLP policies NE11 and NE12.

Neighbour amenity and living conditions

The proposed development would be sited far enough away from nearby residential properties so as to ensure that the proposal would not have an adverse impact on the amenities of nearby residential properties.

The proposal is considered to be acceptable with regard to neighbour amenity and living conditions and in accordance with ARHLP policies BE1 and BE17.

With regard to concerns of overlooking of the primary school to the north, it is proposed that all windows in the north facing flank elevation would be obscure glazed to prevent overlooking. In any event, these windows would serve store rooms, and not bedrooms. If permission were to be granted, a condition would be added to ensure that obscure glazing is secured prior to occupation, as well as stipulating that windows on this elevation should be non-opening to a height of 1.70m above floor level so that any views are skywards only.

With regard to overshadowing of the school playground, the proposed building would be situated some 10m away from the boundary of the school. This distance, along with the reduced height of the amended design, would ensure that the level of overshadowing would not be significant.

Concerns have been raised regarding noise during construction. Some disruption is inevitable for any development to occur. Due to separation distance between the nearest residential properties and the application site, it is not considered that the levels of disruption would be significant.

Access, parking, highway safety and servicing

The proposal includes the provision of 46 additional car parking spaces (making a total of 88), a reconfigured parking layout, an altered access to the site, altered road layout and an extended waiting area.

73 standard car, 5 disabled car and 8 cycle parking spaces would be provided on site. An additional 10 standard car parking spaces are proposed within the Tesco site.

The Essex County Council parking standard for a new hotel is for a maximum of one car parking space per bedroom. The proposal meets the maximum standard and this is considered acceptable in this location. The parking standard for cycle parking provision is 8 spaces, and the proposal meets this. There is no alteration to the parking provision for the public house. The site is considered to be in a relatively sustainable location with bus stops located in close proximity of the site.

The parking spaces would be of the preferred sizes and laid out in a logical manner with disabled spaces close to the entrances to the building, whilst cycle parking would also be sensibly located near to the hotel entrance.

The amount of parking is considered to be acceptable, and in accordance with the Essex County Council parking standard. The Highway Authority have been consulted on the application and have raised no objection subject to the imposition of a condition to require the parking, hard surfaces, turning areas, etc to be provided prior to occupation of the development.

The existing bin store for the Potters Arms is proposed to be enlarged in order to facilitate storage of all refuse and recycling generated from the hotel use. The Council's Streetscene Manager raises no objections regarding the refuse and recycling arrangements.

With regard to increased traffic movements, the application has been accompanied by a Transport Statement. The Highway Authority have reviewed this and agrees with the conclusions of the statement that the development will have an insignificant impact on the existing highway. The Highway Officer has therefore concluded that the proposed altered access and other road alterations would not be detrimental to highway safety, efficiency or capacity.

The scheme is considered to be acceptable in terms of access, parking, highway safety and servicing and in accordance with ARHLP policy T9.

Other considerations

Possible use of the hotel by miscreants/ Opportunities for crime:

A large number of concerns have been raised about the type of people that might frequent the hotel, with particular regard to the proximity to the primary school to the north.

Essex Police have been consulted on the proposal and were asked to comment on the use of the hotel by miscreants specifically. They advise that these concerns arise from a fear of crime rather than evidenced crime. They continue to say that the crime pattern analysis for the potential crime which the objections are concerned about cannot be substantiated. They conclude by saying that the Police have minimal reason to object to the proposal on these grounds.

Other concerns were raised by Essex Police, including possible crime in the car park area, the pathway that leads from the car park towards the school, and management of parking.

The applicant has provided further information in response to these concerns, stating that CCTV will be installed both in the hotel and within the car park grounds, that the path has been proposed to help alleviate traffic congestion problems associated with the school drop off point, and that there would be a management company who would oversee the parking spaces currently within the Tesco demise. Essex Police have confirmed that these measures overcome their earlier objections. A condition to secure the installation of a suitable CCTV scheme is recommended.

CONCLUSIONS:

The proposal would be in a sustainable location and would provide increased facilities in the Neighbourhood Centre in which the site falls. The scheme would have a high quality design and layout, and would provide employment opportunities. An extensive landscape scheme would be provided. The impacts in terms of neighbour amenity, access, parking, or highway safety matters would be acceptable.

The scheme is considered to be in accordance with the Adopted Replacement Harlow Local Plan, with no outstanding material considerations.

The application is therefore recommended for approval, subject to conditions.

RECOMMENDATION:

That Committee resolve to: GRANT PERMISSION 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: In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place until samples of all external facing materials (including roofing, windows, doors, balconies and rainwater goods) have been submitted to and approved in writing by the Local Planning Authority. The development works shall be carried out in accordance with the approved samples.

REASON: In the interests of the visual amenities of the area in accordance with policy BE1 of the Adopted Replacement Harlow Local Plan 2006.

- 3 Prior to the commencement of the development, a detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all hard and soft landscaping and details of boundary treatments. A specification of all materials shall be supplied within a detailed method statement which shall include site preparation, planting techniques, aftercare and a programme of maintenance for a period of 3 years following completion of the scheme. British Standard BS 8545:2014 shall be referred to. The scheme shall be implemented in accordance with the approved details during the next planting season following completion of the development.

REASON: To ensure satisfactory landscape treatment of the site in the interests of visual amenity and to prevent hazards caused by water flowing onto the highway, in accordance with policy NE11 of the Adopted Replacement Harlow Local Plan 2006 and the Highway Authority's Development Management Policies 2011.

- 4 No development shall take place on site, including site clearance, tree works, demolition or any other works, until an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. The AMS shall include details relevant to the safe retention and protection of trees in accordance with current BS5837 recommendations, level changes, demolition and construction techniques, location of services and drainage, design detail of structures, foundations and the control of potentially damaging operations such as burning, storage and handling of materials and access and parking of vehicles during construction. The AMS shall include a detailed Tree Protection Plan showing the positions and dimensions of protective fencing (and if necessary temporary ground protection) to safe guard all retained vegetation. Details of supervision at key stages of development shall also be included. Following written approval of the AMS the development shall be undertaken in accordance with the approved details.

REASON: To ensure that damage to vegetation identified for retention is avoided, in compliance with policies NE11 and NE12 of the Adopted Replacement Harlow Local Plan 2006.

- 5 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.

REASON: To ensure that appropriate parking and turning is provided in accordance with policy T9 of the Adopted Replacement Harlow Local Plan 2006.

- 6 Prior to the first occupation of the development the cycle parking facilities as shown on the approved plans are to be provided and retained at all times.

REASON: To ensure appropriate bicycle parking is provided in accordance with policy T9 of the Adopted Replacement Harlow Local Plan 2006.

- 7 Prior to the first occupation of the development, all windows in the north facing elevation of the development hereby approved shall be fitted with obscure glass and be non-opening to a height of 1.70m above floor level.

REASON: To ensure the proposed use is compatible with the primary school to the north of the site, and to protect amenity in accordance with policy BE1 of the Adopted Replacement Harlow Local Plan 2006.

- 8 Prior to the first occupation of the development a scheme for the installation of a CCTV system shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the design and locations of CCTV cameras and be installed to British Standard BS EN 50132-7:2012 + A1:2013. The scheme shall include technical specifications and system requirements of the CCTV system. The design of the CCTV system shall be co-ordinated with the existing or planned lighting scheme for the building and the site. The CCTV system shall be installed prior to the commencement of the use in accordance with the approved details and shall be retained and maintained in that form thereafter.

REASON: To ensure that there is suitable surveillance of the immediate area in the interests of crime prevention in accordance with policy BE5 of the Adopted Replacement Harlow Local Plan 2006.

- 9 The development hereby permitted shall be carried out in accordance with the approved plans as shown listed in the table below.

| Plan Reference | Version No. | Plan Type | Date Received |
|-----------------------|--------------------|-----------------------------|----------------------|
| 3902-P1 | A | Existing Site Plan | 03.05.2018 |
| 3902-P2 | F | Proposed Site Plan | 03.05.2018 |
| 3902-P3 | E | Proposed Plans | 03.05.2018 |
| 3902-P4 | D | Proposed Plans | 03.05.2018 |
| 3902-P6 | E | Proposed Elevations | 03.05.2018 |
| 3902-P7 | D | Proposed Sections | 03.05.2018 |
| 3902-P10 | C | Proposed West Elevation | 03.05.2018 |
| 3902-P20 | G | Proposed Landscaping Plan | 03.05.2018 |
| 741-SW-01 | A | Overall Landscape Proposals | 03.05.2018 |
| 8879 Issue 2 | -- | Drainage Strategy | 03.05.2018 |

REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVE CLAUSES

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address these concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANS:

Proposed Site Plan



Proposed Ground and First Floor Plans

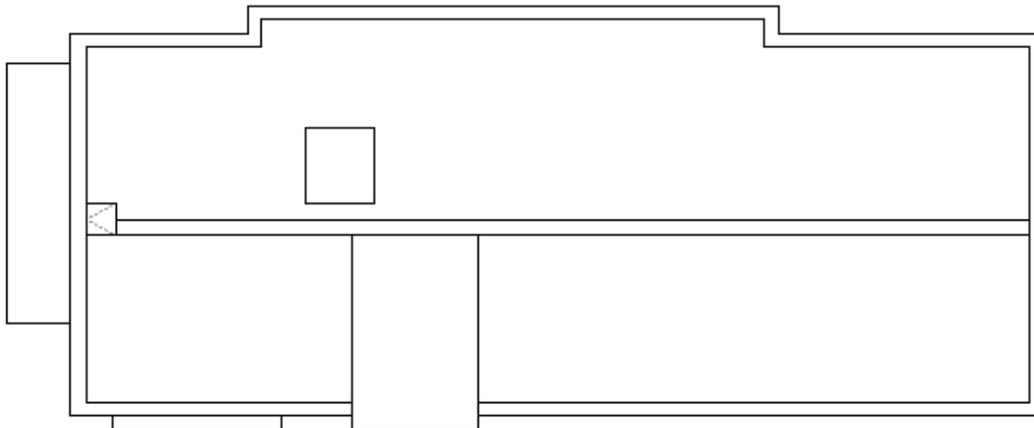


2 FIRST FLOOR PLAN



1 GROUND FLOOR PLAN

Proposed Second Floor and Roof Plans



2 ROOF PLAN



1 SECOND FLOOR PLAN

Proposed Front Elevation



Proposed Rear Elevation



Proposed Flank Elevations

