

Committee Update - HW/FUL/20/00036 - Kings Acre, Third Avenue

Additional representation received - Applicant

Reviewed the report and comment as follows:

The proposal is for a change to Use Class C2 rather than C1 as indicated in the officer report. I can confirm I am happy for you to amend the Council's description of development to explicitly reference C2.

Secondly I am happy that the description of development is amended to reference the re-cladding of the existing building. I would be grateful if you could please then amend the wording of proposed condition 2 to remove the requirement for materials to match the existing facing work, this is clearly not appropriate in the context of the re-cladding of the existing building. I am happy if you want to agree samples of the cladding prior to commencement of development.

Officer response

Description of development used for the original public consultation on this application did not include direct reference to the Use Class, but was explicit that the proposed use for the building was to be as a rehabilitation centre. On this basis it is not considered that any alteration to the description of development to add in reference to the Use Class for a rehabilitation centre would be a material change that would require any form of re-consultation.

The Use Class in the report and Condition 3 was in error and should be Use Class C2 (residential institutions). Changes to the report should substitute C2 for C1. A change to the description to insert "(C2)" to be made in addition to change indicated below. Condition 3 to be amended to read:

3. *The development hereby permitted shall only be of the use identified within Use Class C2 as a rehabilitation facility ancillary to the main facility at Passmores House and for no other use.*

REASON: To retain control over the future use of the application site.

Second amendment to description to include re-cladding of existing building to match materials for extension and amendment of Condition 2 so that the proposed materials for this development are conditioned to be provided in accordance with the details submitted. It is however proposed to amend proposed wording to refer to the Material Strategy Plan, as follows:

2. *The external facing materials (including for windows and doors) to be used in the construction of the development hereby permitted shall be those materials as submitted in relation to the development hereby permitted, unless alternative materials are proposed.*

REASON: In the interest of visual amenity and to accord with policy BE1 of the Adopted Replacement Harlow Local Plan, July 2006

The description of the development to be amended as follows:

"Change of use and extension to existing bungalow (Use Class C3) to a rehabilitation centre (Use Class C2) and cladding of the existing bungalow to match"

Recommendation

That Committee resolve to **GRANT PLANNING PERMISSION** subject to the revised description, the revised conditions 2 and 3 and the remaining conditions as set out in the published report.