

Committee Update - HW/FUL/19/00431- Car Park Rear of Market House and Mobility House, Stone Cross

Amended Floor Plans

Amended Floor Plans were received throughout the application process which helped to rationalise the external design and ensured that the proposed development would meet or exceed the National described space standards. This resulted in the following alteration to the housing mix:

- 1 studio flat
- 24, 1 bedroom flats
- 6, 2 bedroom flats
- 2, 3 bedroom flats.

The approved plans condition (condition 10) should be updated to include the amended plans as follows:

Plan Reference	Version No.	Plan Type	Date Received
119-1076-M01	First Floor	MVHR Plan	13.11.2019
119-1076-M02	Seventh Floor	MVHR Plan	13.11.2019
19002-A100-001	Existing	Location & Site Plan	18.10.2019
19002-A100-002	--	Proposed Site Plan	18.10.2019
19002-A100-003	Rev 1	Existing Ground Floor Plan	11.03.2020
19002-A100-004	Rev 4	Proposed Ground Floor Plan	11.03.2020
19002-A100-005	Rev 3	Proposed First Floor Plan	01.07.2020
19002-A100-006	Rev 2	Proposed 2 nd -5 th Floor Plans	01.07.2020
19002-A100-006A	Rev 2	Proposed 6 th Floor Plan	01.07.2020
19002-A100-007	Rev 2	Proposed 7 th Floor Plan	01.07.2020
19002-A100-008	Rev 2	Proposed Roof Plan	01.07.2020
19002-A100-009	Rev 4	Existing & Proposed Front Elevations	11.03.2020
19002-A100-010	Rev 4	Existing & Proposed Rear Elevations	11.03.2020
19002-A100-011	Rev 3	Existing & Proposed West Elevations	11.03.2020
19002-A100-012	Rev 3	Proposed Section A-A	11.03.2020
19002-A100-013	--	Proposed Wall Details	18.10.2019

Parking

An overall requirement of 8 disabled car parking spaces is required. Due to the size of the car park within the application site, the applicant has confirmed that 6 disabled car parking spaces could be provided (2 for the public, 3 for the residents and 1 for the commercial unit). It is considered that a condition is necessary to require the submission of the proposed car parking layout to the Local Planning Authority, including details pertaining to the 6 disabled car parking spaces. The condition shall read as follows:

Notwithstanding the approved plans and prior to the commencement of development, full details of the number, size, layout, identification and location of car parking spaces including the 6 required parking spaces for people with disabilities, within the application site, have been submitted to, and approved in writing by, the Local Planning Authority. The parking spaces shall be provided in accordance with the approved details and thereafter retained in perpetuity for the sole use of parking for the development hereby approved.

REASON: To ensure that appropriate parking and access is provided in accordance with policy T9 of the Adopted Replacement Harlow Local Plan and the Highway Authority's Development Management Policies. The details are required to be approved before works commence to ensure the impacts of the development are acceptable.

Condition 8 - Glazing, Overheating and Ventilation

It is a requirement of The Town and Country Planning (Development Management Procedure) (England) Order 2015 for Local Planning Authorities to include the reason for imposing a condition in their decision notices. The pre-commencement conditions imposed include the following statement within the reason for imposition: **The details are required to be approved before works commence to ensure the impacts of the development are acceptable.** Condition 8 is a pre-commencement condition and this statement is therefore required to be added to the reason within the condition as follows:

Prior to commencement of the development, details of the glazing, overheating and ventilation system and the non-glazed external fabric shall be submitted to and approved in writing by the Local Planning Authority. The approved noise mitigation measures shall be installed and retained in perpetuity.

REASON: To ensure appropriate noise levels within the building in the interest of amenity and to accord with policy BE2 of the Adopted Replacement Harlow Local Plan. The details are required to be approved before works commence to ensure the impacts of the development are acceptable.

Recommendation

That Committee resolve to **GRANT PLANNING PERMISSION** subject to the Applicant entering into an appropriately worded Section 106 Legal Agreement, the revised conditions 8 and 10, an additional condition in relation to parking and the remaining conditions as set out in the published report.