

Item 7 - HW/FUL/21/00384 – “Esquires”, Civic Walk, Harlow

1. As it is recommended the application be approved on the basis the ground floor of the property would be used as a restaurant as the proposal is considered to comply with Local Plan policy PR6 on that basis, it is considered desirable to impose a condition requiring this.

It is therefore recommended that an additional condition be imposed as follows:

3. The ground floor of the premises shall at all times be used as a restaurant or café within Use Classes E (a) or E (b) of the Town and Country Planning (Use Classes) Order 1987 as amended.

REASON: To ensure that the use operates in a way that complies with policy PR6 of the Harlow Local Development Plan (2020).

2. Amended drawings have been received to revised the design of the ducting and extraction point. The Officers’ report is unaltered. Condition 4 should be updated as follows:

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

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

Plan Reference	Version No.	Plan Type	Date Received
	--	Site Location Plan	29.06.2021
A100	R1	Existing Ground Floor Plan	13.10.2021
A101	R1	Existing Roof Plan	13.10.2021
A102	--	Existing Front & Rear Elevations	29.06.2021
A103	EAST (SIDE)	Existing Elevations	29.06.2021
A104	A-A	Existing Sections	29.06.2021
A105	B-B	Existing Sections	29.06.2021
A106	--	Proposed Ground Floor Plan	29.06.2021
A107	--	Proposed Mezzanine Floor	29.06.2021
A108	--	Proposed Roof Plan	29.06.2021
A109	--	Proposed Front & Rear Elevations	29.06.2021
A110	R1	Proposed Elevations	13.10.2021
A111	R1	Section	13.10.2021