

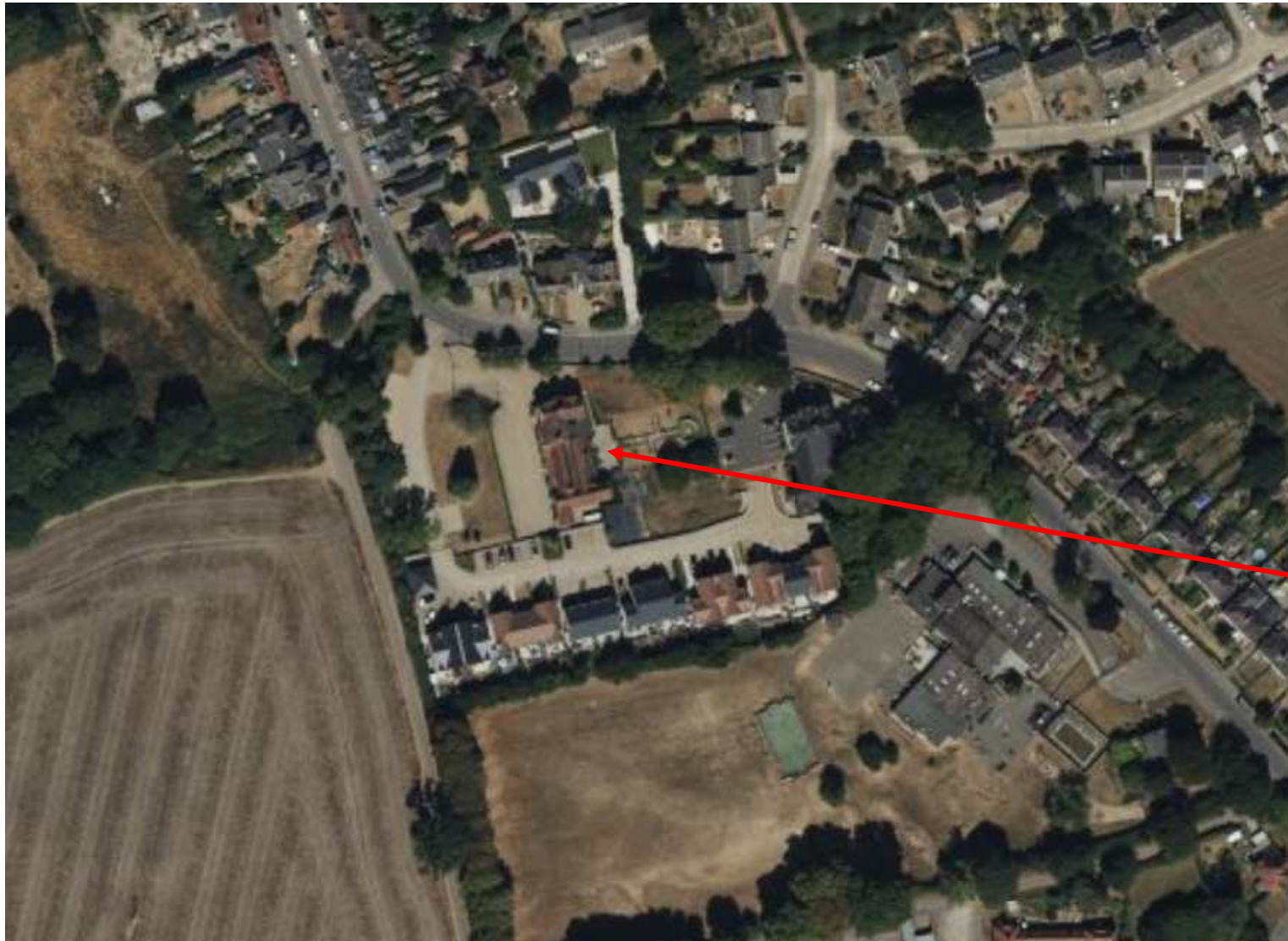
## **Chantry House, Harlow**

### **Application References HW/FUL/22/00301**

**Conversion of existing hotel at Chantry House into 11 residential flats, and the erection of four single-storey dwellings within the site to the rear. The proposal includes a series of internal and external alterations to the listed building, landscaping, along with the installation of refuse and cycle stores**

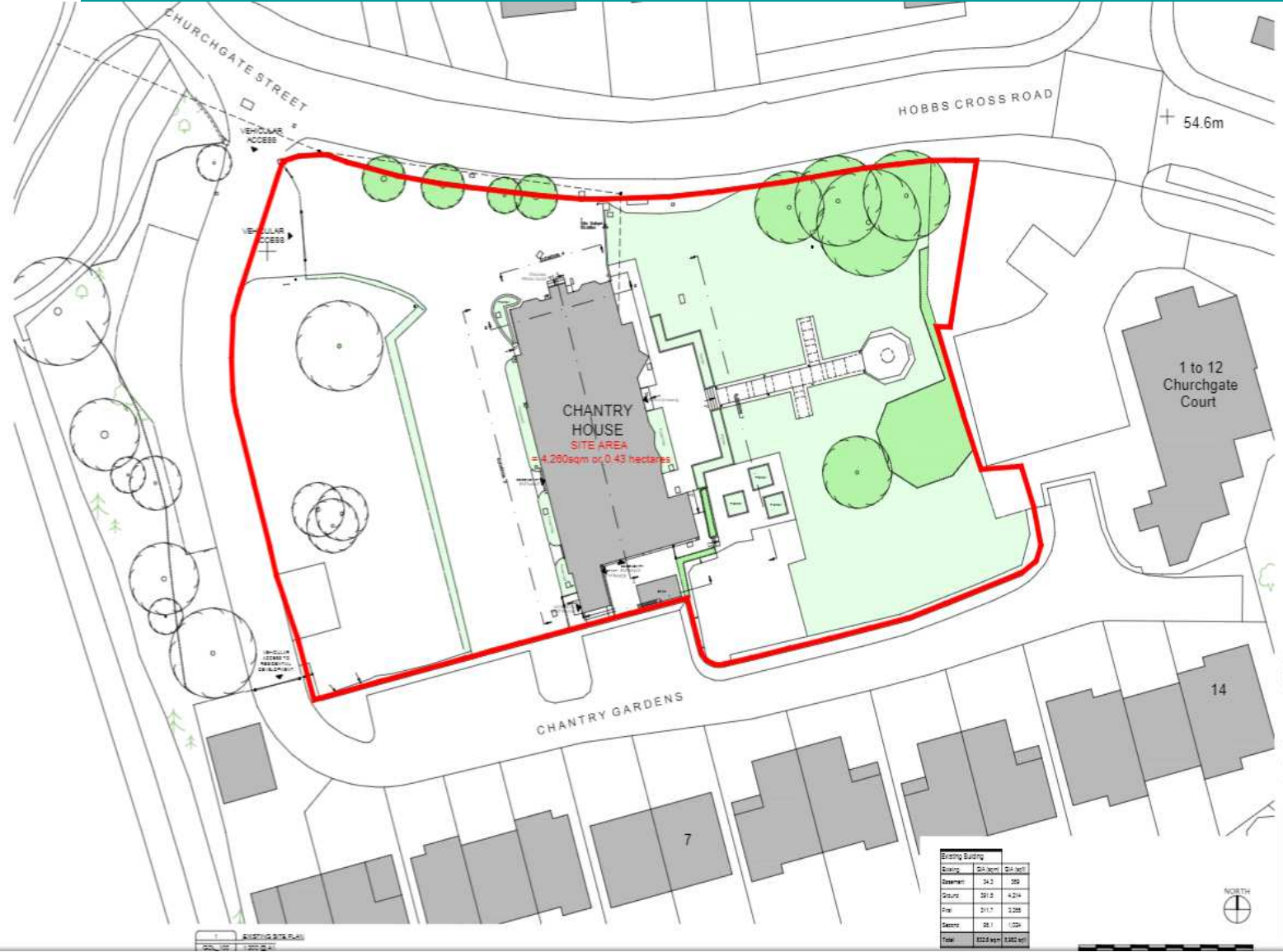
# Aerial Image

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Site

# Existing Site Plan



# Proposed Site Plan



Building	Code	Area (sqm)	Volume (cu m)
Chantry House	340	350	
Communal	28-8	4,214	
Other	21-7	1,338	
Other	85-1	1,029	
<b>Total</b>	<b>854</b>	<b>6,731</b>	

Proposed	Code	Area (sqm)	Volume (cu m)	Category
Unit 1	882	1,128		1 bed 2 store
Unit 2	883	853		1 bed 2 store
Unit 3	884	853		1 bed 2 store
Unit 4	818	853		1 bed 2 store
Unit 5	85	853		1 bed 2 store
Unit 6	85	853		1 bed 2 store
Unit 7	102	1023		2 bed 2 store
Unit 8	342	823		1 bed 2 store
Unit 9	343	823		1 bed 2 store
Unit 10	784	823		2 bed 2 store
Unit 11	881	823		2 bed 2 store
<b>Total</b>	<b>88</b>	<b>11,846</b>		<b>11 units</b>

Proposed	Code	Area (sqm)	Volume (cu m)	Category
Unit 12	85	842		1 bed 2 store
Unit 13	85	842		1 bed 2 store
Unit 14	85	842		1 bed 2 store
Unit 15	85	842		1 bed 2 store
<b>Total</b>	<b>88</b>	<b>3,368</b>		<b>4 houses</b>

Proposed	Code	Area (sqm)	Volume (cu m)
Other	105	1,078	
<b>Total</b>	<b>105</b>	<b>1,078</b>	

1. Site preparation	01-08-18	08
2. Site clearance	01-09-18	08
3. Site preparation - earthworks	01-10-18	08
4. Site preparation - drainage	01-11-18	08
5. Site preparation - foundations	01-12-18	08
6. Site preparation - walls	02-01-19	08
7. Site preparation - roof	02-02-19	08
8. Site preparation - other	02-03-19	08
<b>Total</b>	<b>08</b>	<b>81</b>

**PLANNING**  
**BB PARTNERSHIP** LTD  
 CONSULTANTS  
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**CLIENT**  
 CHANTRY HOUSE  
 CHURCHGATE STREET,  
 CH17 2PF, HARLOW, ESSEX, UK

**PROJECT**  
 CHURCHGATE STREET,  
 HARLOW, ESSEX, UK

**DATE**  
 01/08/2018

**SCALE**  
 1:200

**PROJECT NO.**  
 GDL/200



S:\1750\_GDL - Chantry House - Churchgate St - Site Plan - Rev 01 - CH17 2PF - Proposed GDL - Existing and proposed drainage plan - Sub-structure - GARDEN - JUNE 2018

# Existing front elevation



# Existing front & east elevations

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# Existing west elevation

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# View from west on Hobbs Cross Road

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# View from site access

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# Existing front elevation



# Existing east elevation

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# Existing west elevation

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# Existing rear elevation

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# Proposed front elevation

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# Proposed east elevation



# Proposed west elevation

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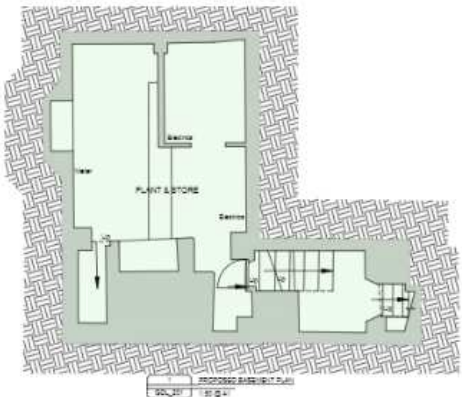
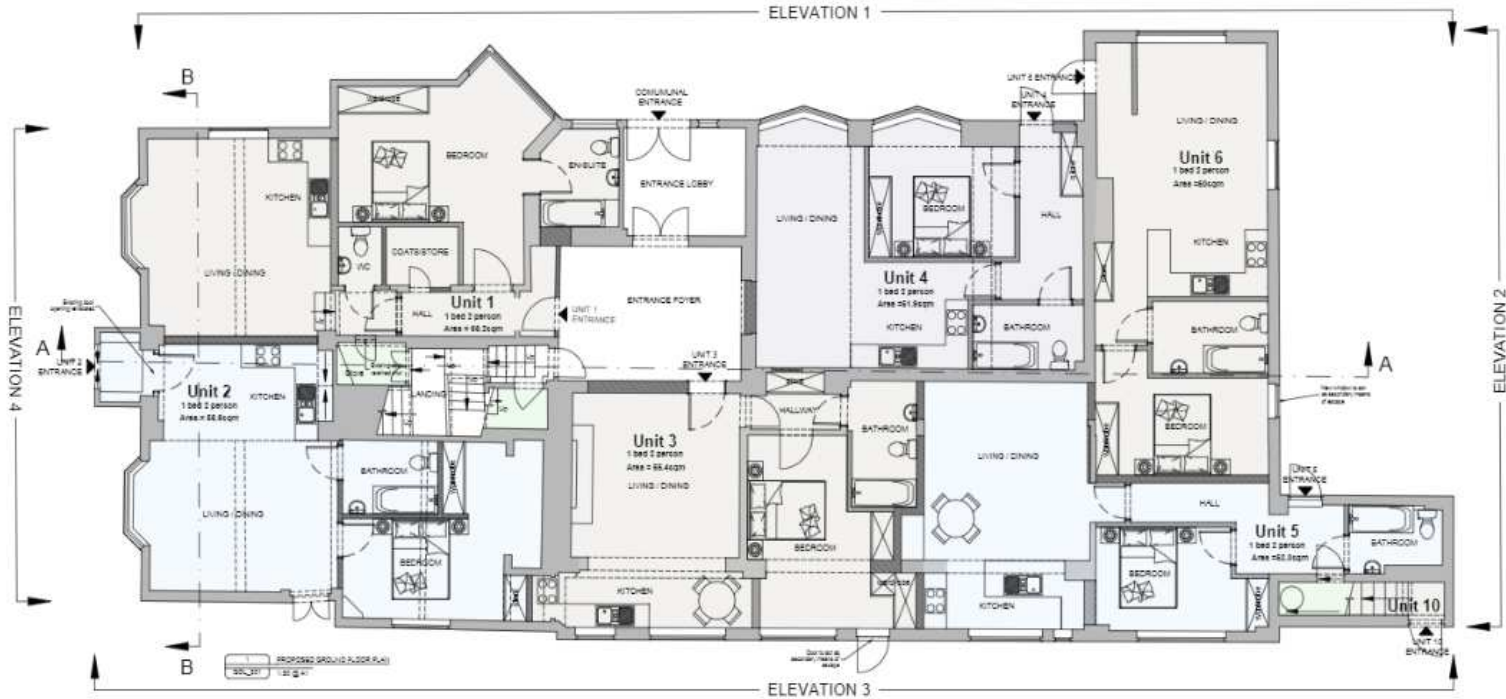




# Proposed rear elevation



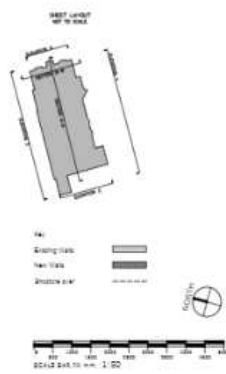
# Proposed basement & ground floors



Existing Building	Proposed	Existing	Proposed
Room	Area	Room	Area
Garage	24.2	Garage	17.0
Store	30.9	Store	60.0
Flat	37.7	Flat	60.0
Basement	66.1	Basement	66.1
<b>Total</b>	<b>159.8</b>	<b>Total</b>	<b>193.1</b>

Proposed	Existing	Proposed	Existing
Room	Area	Room	Area
Unit 1	66.2	Unit 1	66.2
Unit 2	66.8	Unit 2	66.8
Unit 3	66.6	Unit 3	66.6
Unit 4	66.6	Unit 4	66.6
Unit 5	66.8	Unit 5	66.8
Unit 6	66.6	Unit 6	66.6
<b>Total</b>	<b>399.6</b>	<b>Total</b>	<b>399.6</b>



NO	DATE	BY	DESCRIPTION
1	10/04/20	J. BROWN	ISSUED FOR PERMIT
2	10/04/20	J. BROWN	ISSUED FOR PERMIT
3	10/04/20	J. BROWN	ISSUED FOR PERMIT
4	10/04/20	J. BROWN	ISSUED FOR PERMIT
5	10/04/20	J. BROWN	ISSUED FOR PERMIT
6	10/04/20	J. BROWN	ISSUED FOR PERMIT
7	10/04/20	J. BROWN	ISSUED FOR PERMIT
8	10/04/20	J. BROWN	ISSUED FOR PERMIT
9	10/04/20	J. BROWN	ISSUED FOR PERMIT
10	10/04/20	J. BROWN	ISSUED FOR PERMIT

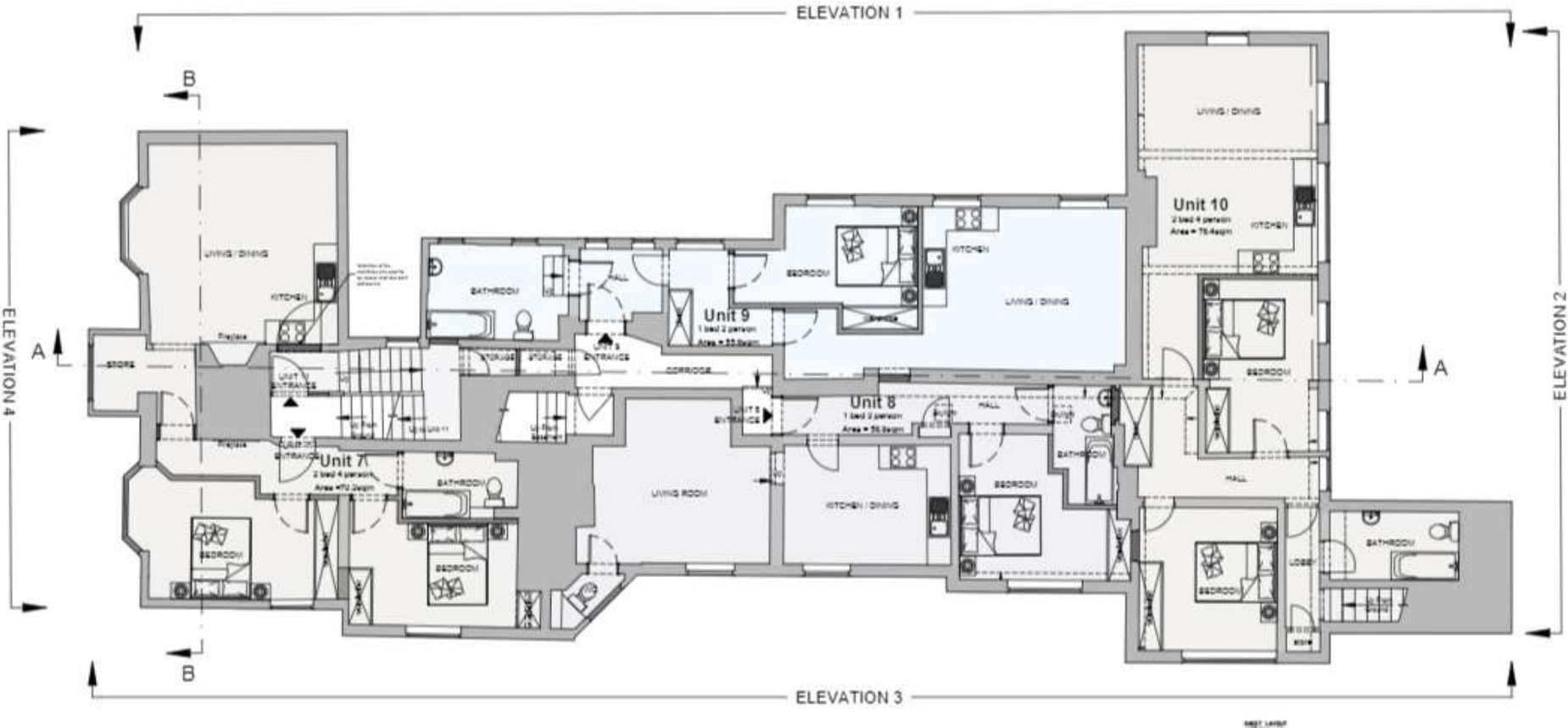
  

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8	10/04/20	J. BROWN	ISSUED FOR PERMIT
9	10/04/20	J. BROWN	ISSUED FOR PERMIT
10	10/04/20	J. BROWN	ISSUED FOR PERMIT

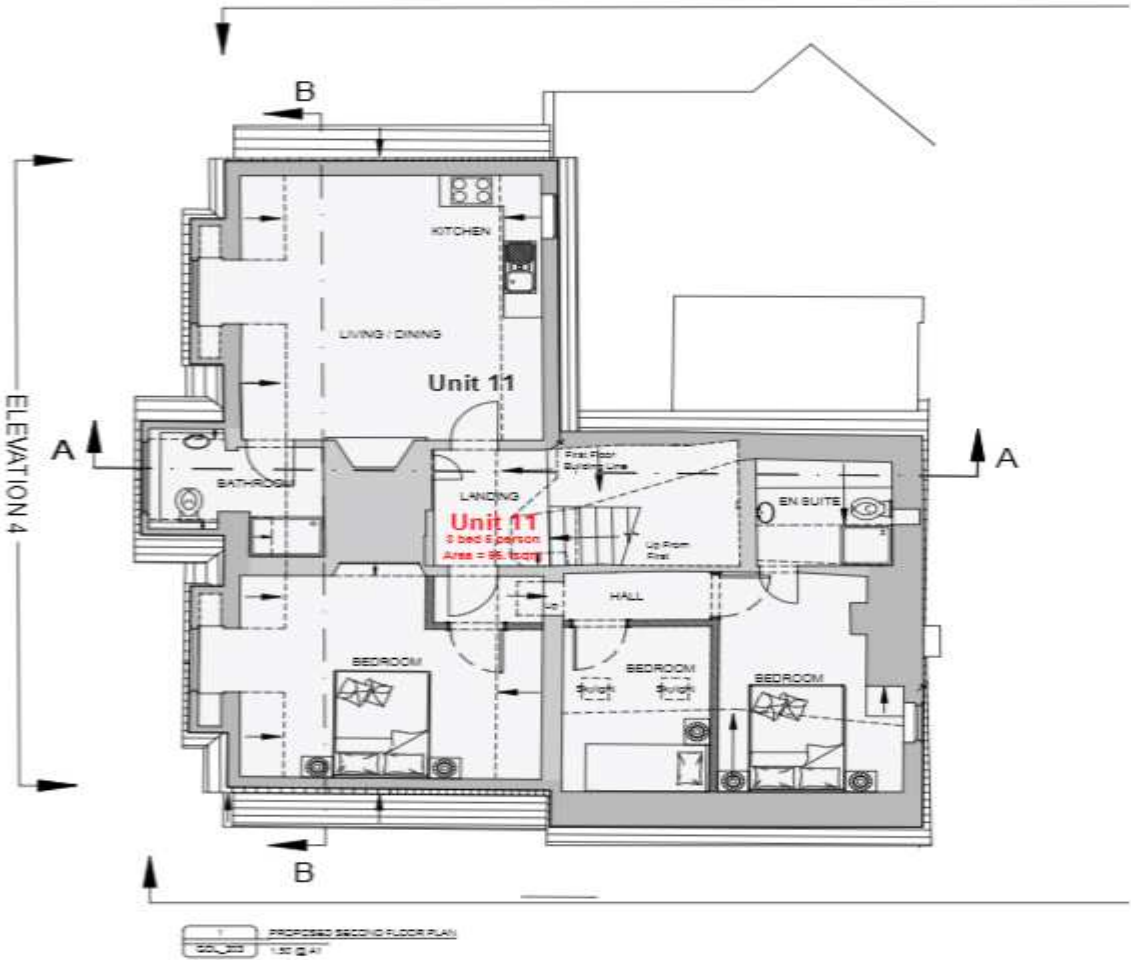


5/17/20/20 - Cherry Hillside, Chichester St, Colchester, Essex CO1 1JF Proposed Ground Floor and Proposed Basement Floor Plans

# Proposed first floor



# Proposed second floor



# Siting of new dwellings

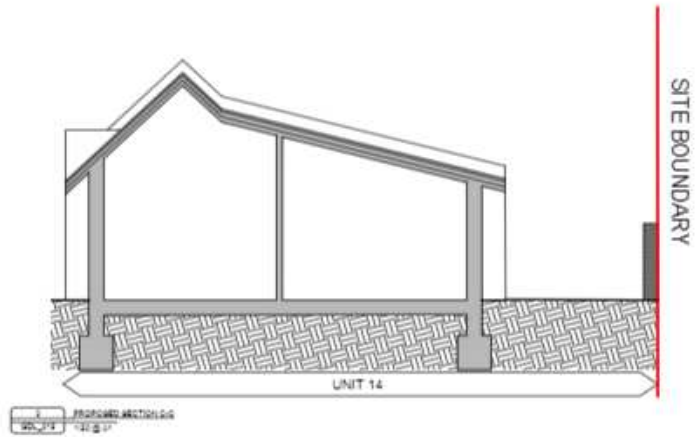


# Front elevation of new dwellings

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# Rear Elevations and section



1	Application submitted	12.05.20	20
2	Received Planning Committee	22.05.20	25
3	Planning Committee Decision	22.05.20	28
4	Received Planning Committee	12.06.20	31
5	Final Approval	12.06.20	31
Status			
PLANNING			
<b>BB PARTNERSHIP LTD</b>			
REGISTERED ARCHITECTS			
Studio 20-21, 12 HARBURY ST, LONDON, N7 4EL			
TEL: 020 7605 8882 - email: <a href="mailto:bb@bbpartnership.co.uk">bb@bbpartnership.co.uk</a>			
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# Recommendation

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REFUSE permission for the following reasons:

1. In the absence of evidence to the contrary and a legal agreement to control matters, the proposal would fail to secure a reasonable commuted sum towards the provision of affordable housing and other infrastructure requirements. The proposal is therefore contrary to policies H8 and IN6 of the Harlow Local Development Plan 2020, and the Harlow Affordable and Specialist Housing Supplementary Planning Document 2021.

2. The submission fails to demonstrate that sustainable drainage measures can be incorporated into the scheme to ensure that the site and its surroundings are not exposed to increased flood risk. The proposal thereby conflicts with Policy PL11 of the Harlow Local development Plan 2020 and with flood risk policy in the NPPF 2023.