



ADDITIONAL / TO FOLLOW AGENDA ITEMS

This is a supplement to the original agenda and includes reports that are additional to the original agenda or which were marked 'to follow'.

NOTTINGHAM CITY COUNCIL PLANNING COMMITTEE

Date: Wednesday, 17 October 2018

Time: 2.30 pm

Place: Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG

Governance Officer: Zena West **Direct Dial:** 0115 8764305

AGENDA

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PLANNING COMMITTEE

UPDATE SHEET

(List of additional information, amendments and changes to items since publication of the agenda)

17 October 2018

4(b) i) and ii) County House, 23 High Pavement

1. The Police Architectural Liaison Officer (PALO) has commented on the revised scheme. They consider that the revised scheme has given a significant amount of consideration to various aspects of the building, including the environmental impact on crime and disorder. They consider that the revised scheme and its proposed mix of uses will be a key factor in mitigating the risk associated with licensed premises. The capacity proportions between the bar/lounge area and the restaurant is considered to create a healthy balance between these two uses. The ancillary bar/lounge area on the ground floor is accommodated within three separate rooms which will mitigate the risk of conflicts within the venue.

The PALO has commented that access control within the venue needs to be given careful consideration.

The PALO considers that the proposed uses of the upper floors of are likely to have a positive impact on the environment within the immediate proximity of the property. This is mainly due to the sense of ownership that the residents and users of the co-working space would develop. It is also considered that the proposed uses on the upper floors would improve natural surveillance in the area, including the adjacent car park, which is always beneficial for community safety.

2. Historic England (HE) have now stated that they have no objections on heritage grounds. In respect to the Listed Building Consent, HE have stated that bringing this building back into a sustainable use would be an important heritage benefit and public benefit.

In relation to the proposed removal and reversal of the secondary staircase Historic England consider that the additional information makes clear that the top of the stairs currently sits awkwardly in respect to the earlier Greek Revival phase of the building. It also provides a further assessment of the proposed different concurrent uses of the building and how they could be realised to maximise opportunities for re-use. The proposal is to deal with the alteration to the stairs by condition, which would only be necessary once the detailed requirements of the end users are known. HE consider that this would add to the justification for this aspect of the scheme. They advise that the precise details of the alteration of the stairs be subject to a condition.

3. Three further representations have been received from local residents (including the owner of Halifax Place, who is replying on behalf of their tenants) in response to re-consultation on the revised scheme.

They consider that the amended proposals do not address residents' concerns regarding the impact of noise nuisance affecting those living around Halifax Place.

They maintain their objections to the proposed development as set out in the main report. In their opinion, the revised scheme confirms that its financial viability hinges on extensive use of outside licensed facilities to make the project work. Residents consider that restrictive conditions to limit the use of the external areas would be difficult to monitor/enforce and are still concerned that their use remains a source of potential noise and disturbance. Such conditions could easily be extended once planning permission is granted. Moreover, the Council would have established the 'in principle' acceptance of outside licensed and socialising space opening into Halifax Place.

One resident considers that the proposed apartments and proposed ground floor bar area is acceptable.

Another resident has expressed concern that the first floor private members club (now amended to be an office/working space hub) could be increasingly dependent on private lettings for income generating functions. They consider that these 'functions' would exacerbate existing noise problems and add to the stress levels of residents currently living around Halifax Place. The resident further considers that if the proposal is to go ahead a pre-condition ought to be that all licensed areas should be internal to the property, with proper noise attenuation measures for any outdoor use. The rear garden area should be reserved for the proposed apartment use.

The above resident's property adjoins the rear boundary of the site and although the revised plans show the correct boundary line, the plan still shows the existing rear gateway to be kept. They state that this gateway is proposed to be bricked up and the stairwell filled in. There will be no rear exit route. The resident considers it also misleading for the plan to indicate the possibility of a hidden doorway into the (subterranean) rear of their property.

The resident feels that whatever the use, the absence of a secondary fire escape route will need to be addressed.

1. The final comments from the PALO regarding the revised scheme are welcomed and on this basis it is considered that the proposed development in terms of community safety issues would be in accordance with Policies 5 and 10 of the Aligned Core Strategy and Policies S6, S7 and NE9 of the Local Plan.

2. In respect of the application for Listed Building Consent 18/00226/LLIS1 and in light of the comments from Historic England, the following additional condition is proposed:

No works or demolition [or alteration by way of partial demolition] to the existing secondary staircase edged red on Drawing Reference 0370-AM2-EFP-2 - REV A and 0370-AM2-EFP-3 -REV A, submitted to the Local Planning Authority on 18th September 2018, shall proceed until details and sections of the new secondary access core, including the reversed secondary staircase, lift and circulation space, have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the alterations will not harm the character or appearance of the listed building or any feature of special architectural or historic interest it possesses in accordance with Policy 11 of the Aligned Core Strategy and Policy BE11 of the Local Plan.

3. The comments raised in the additional representations from local residents have been fully addressed within the appraisal section of the main report.

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