

27th June 2018 – HNF PLANNING PRESENTATION

UPDATES:

Quality Hotel

The amended plans submitted in Feb were granted full planning permission on the 30th May after lengthy S106 contribution discussions with the Council.

19 Athenaeum St

Listed Building Consent (LBC) was granted on 6th June.

This was to restore the staircase between the basement and ground floor levels and demolish the wall between the front and rear basement rooms to create a large kitchen family room.

Restore the master bedroom to its original design by removing the studwork partition currently dividing it into two rooms.

Enlarging a bathroom by incorporating a space currently occupied by built in wardrobes.

Fireproofing of the existing ground floor under stairs cupboard door and the introduction of a fire door from the existing kitchen to the new staircase.

Demolition of the front coal store to enlarge the courtyard in front of the basement flat.

Basement front and inner doors to be changed to an outer wrought iron gate and inner front door.

3 St James Place East

Awaiting a decision, but no objections were received for the:

Demolition of rear garden wall to create parking area and installation of garage and pedestrian door, plus a single storey rear extension.

The Crescent – Student Block

Planning approval was granted on the 22nd June for the coloured vertical panels and details of the Street planting has been submitted.

Astor House, IQ Student Accommodation (Tesco)

The full application has now been submitted for the use of the building for non-students in the summer, i.e. to allow the use of 300 rooms to be use as B&B accommodation.

Rivage

Planning permission has been granted for a change from limestone cladding to polished concrete to some parts of the façade – the drawing and approval letter was attached to the minutes.

NEW APPLICATIONS

3 Osborne Place, Lockyer St

Mr Tim Marler has applied for internal alterations to improve bathroom and en-suite facilities

These are:

Second floor alteration to cut a door through a wall between the front and rear rooms, and to then split the rear room into an en-suite dressing room and bathroom.

Additionally, in the rear tenement of the second floor the splitting of an oversized bathroom into a bedroom and en-suite and a second skylight in the tenement roof.

Any comments should be submitted to the Planning Office by 3 July.

PTO

Pierson House

During demolition work, a survey of ground conditions was carried out to decide on foundation requirements and an archaeological assessment of seven trial pits found only the foundation remains of the 19th buildings of the old Mulgrave St.

June 7th application received for Non-material amendment of the approved planning application

Reasons for the application were:

- During pre-construction, it has become evident the approved window openings were too small to accommodate Part M compliant access to balconies. For this reason, all bedroom and living room windows have been increased and re-configured
- The approved planning drawings did not include the ventilation louvres required to provide natural ventilation into the car park. Following discussions with building control, louvres to the rear boundary wall will satisfy Part F of the building regulations.
- The balcony design of the approved planning drawings were of varying sizes, some of which prevented future residents access to the full width of their balcony, due to feature projections which divided the living room access and bedroom access. The feature projections have been amended to allow each apartment full uninterrupted access to their balcony.

Any comments should be submitted to the Planning Office by 3 July.