

UPDATE REPORT

Agenda item number:	6.1
Reference number:	PA/15/02489
Location:	Duke of Wellington, 12-14 Toynbee Street, E1 7NE
Proposal:	Change of use from public house (A4) to a mixed public house / hotel use (sui generis). Erection of two storey extension at second floor and roof level and installation of dormer windows to allow the conversion of the first, second and third floor to accommodate 11 hotel rooms.

1.0 ADDITIONAL CORRESPONDANCE RECEIVED.

1.1 Four additional objections have been received since the publication of the report. These raised the following comments:

- The application should be supported by a noise assessment and it is not possible to determine the application without this.
(Officer response: The following advice is provided within the Council's validation list: "application proposals that raise issues of disturbance or are considered a noise sensitive development, in what are considered noise sensitive areas, should be supported by a noise and vibration impact assessment". The application is not considered to be one which in itself would create significant levels of noise disturbance, nor is it located within a particularly noise sensitive area. As such it is not considered necessary for a noise report to have been submitted with the application and further information on this point can be found in paragraphs 8.34 – 8.38 of the committee report.)
- The revised description should have been subject to a full public re-consultation, not just letters sent to neighbours
(Officer response: The Council's statement of community involvement sets out the requirements for re-consulting on amendments, this has been followed in this instance).
- Condition 3 should be expanded to include the public house garden, not just the ground floor and basement.
(Officer response: Noted and a revised condition is highlighted below, the intention was to secure the garden for use by the public house, though condition 3 does not make this explicit)
- There is a contradiction in the report in terms of the provision of cycle spaces, the condition refers to two spaces whereas paragraph 8.45 refers to the installation of one cycle space.
(Officer response: One Sheffield stand allows the parking of two bicycles)

2.0 AMENDED CONDITION

2.1 As set out above, it is recommended that condition 3 amended as follows:

"Requirement to maintain a public house use at ground floor and basement level and within the area marked 'Yard' on the ground floor plan."

3.0 RECOMMENDATION

3.1 Officers' original recommendation to **GRANT** planning permission remains unchanged.