



PLANNING, DESIGN AND ACCESS STATEMENT

APPLICATION FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT

**EXTERNAL RESTORATION OF A DERELICT GRADE II LISTED BUILDING, AND
INTERNAL RESTORATION INCLUDING THE REFURBISHMENT OF THE GROUND
FLOOR UNIT (USE CLASS A3), AND THE CONVERSION OF THE UPPER FLOORS
TO A HOSTEL (USE CLASS - C1) AT 10 CLARENCE PLACE, NEWPORT, NP19 0AE**

OCTOBER 2025



1.0 Introduction

- 1.1 This Statement has been prepared by LRJ Planning Ltd to accompany the full planning application and application for listed building consent for the external restoration of a derelict grade II listed building, and internal restoration including the refurbishment of the ground floor unit (Use Class A3), and the conversion of the upper floors to a Hostel (Use Class - C1) at 10 Clarence Place, Newport, NP19 0AE.
- 1.2 This Statement provides a planning analysis to demonstrate that the submitted proposal is acceptable in planning terms and in accordance with the relevant policy and guidance.
- 1.3 Both applications are supported by a site layout plan, floor plans and full elevational plans, as well as supporting technical documents, which illustrate that the site is capable of accommodating the development and its associated works.
- 1.4 The remainder of this Statement is structured as follows:
- Section 2: Site Location and Heritage Context
 - Section 3: Background
 - Section 4: Development Proposal
 - Section 5: Planning Policy Context
 - Section 6: Planning Analysis
 - **A) The principle of development**
 - **B) Heritage**
 - **C) Residential amenity**
 - **D) Transport matters**
 - **E) Biodiversity**
 - **F) Flood risk**
 - Section 7: Design and Access Statement
 - Section 8: Conclusion



2.0 Site Location and Heritage Context

- 2.1 The application site comprises No. 10 Clarence Place, a Grade II listed building forming part of a Grade II listed terrace of properties numbered 10–18 Clarence Place (evens). The terrace occupies a prominent position on the southern side of Clarence Place, a principal route leading directly into Newport City Centre via the adjacent Newport Bridge crossing the River Usk.
- 2.2 This submission for Listed Building Consent and Full Planning Permission follows the approval on 19th October 2023 of earlier applications planning references: 23/0668 and 23/0669. The current proposal builds upon that consent, seeking to secure the long term repair, restoration, and reuse of the building.
- 2.3 The terrace at Nos. 10–18 Clarence Place was constructed in 1909 and is included on the Statutory List of Buildings of Special Architectural or Historic Interest (Grade II). The official list entry (see Appendix 2) notes that the terrace is a significant component of the early 20th-century commercial expansion along Clarence Place. This development also includes Nos. 20–34 Clarence Place to the east and the former Technical Institute (now the Old Arts College) to the west.
- 2.4 These buildings form an important group which contributes to the architectural character and townscape value of the area. The terrace also has group value with the War Memorial situated further to the east. The building provides a distinct and visually cohesive gateway to the city centre, a role explicitly recognised in paragraph 8.3 of the Local Development Plan (LDP), which identifies this stretch of Clarence Place as the eastern gateway to Newport City Centre.
- 2.5 No. 10 Clarence Place lies within the Clarence Place Local Centre, as designated by the Newport Local Development Plan (LDP). This is one of six City Centre Districts, identified as priority areas for regeneration and redevelopment to enhance Newport's urban core (LDP paragraph 8.3).



- 2.6 Despite its strategic and highly visible location, the surrounding area has faced economic decline in recent decades. As a result, many of the listed buildings within the terrace have remained vacant for prolonged periods, leading to neglect and deterioration due to the absence of regular maintenance.
- 2.7 No. 10 has been vacant for a significant period of time and, as a consequence, has fallen into a state of severe internal dilapidation. At the time of its acquisition by the previous owner, the building's condition was such that it was considered unsafe for internal access.
- 2.8 Years of rainwater ingress had caused substantial structural and cosmetic damage, including the failure of floor structures, extensive rot to timber elements, and the loss of internal architectural detailing. Damage to the roof and broken windows had also allowed the building to become infested with pigeons, rats, and feral cats, with resultant health hazards and further deterioration caused by animal remains and droppings.
- 2.9 To arrest further decline, emergency stabilisation works were undertaken in 2019 to ensure the building remained structurally sound. Additional urgent remedial works were completed between March and June 2021, primarily to address concerns regarding the deteriorating masonry of the principal elevation.
- 2.10 These works were partly prompted by an Enforcement Notice (Ref: E20/0423) issued in December 2020 under reference SD/2021/0006, citing "masonry falling from the building into the public footpath" and noting that the front elevation was in a dangerous condition.
- 2.11 The emergency interventions successfully prevented further external deterioration, and the building is now structurally stable. However, it remains in poor internal condition and is in urgent need of comprehensive repair, refurbishment, and sensitive restoration to enable a sustainable future use.
- 2.12 The location of the site is illustrated in Figure 1 below.

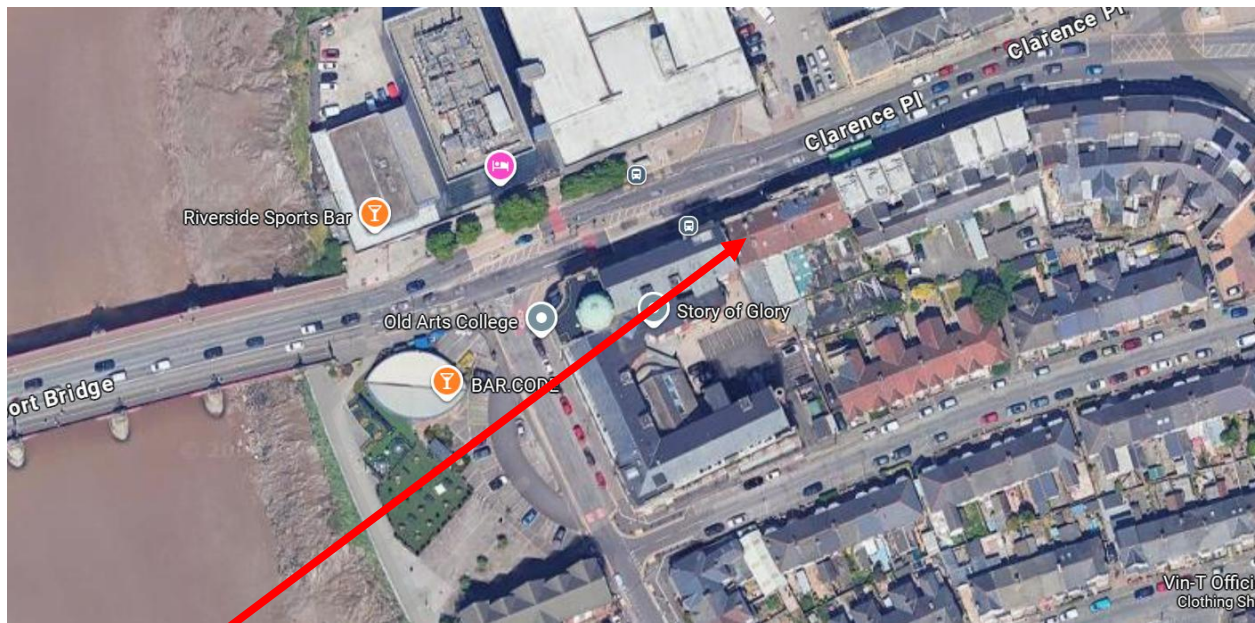


Figure 1: Aerial View of Site

3.0 Background

- 3.1 A summary of the planning history is provided at Appendix A. However, it is important to note that the property benefits from an extant planning permission (planning reference: 23/0668) and listed building consent (planning reference: 23/0669) for the conversion of the upper floors of a derelict grade II listed building to a house in multiple occupation (HMO) (use class c4) including new rooflights, replacement of existing windows and rooflights and other associated internal and external works.

4.0 Proposal

- 4.1 The application seeks consent for the external and internal restoration of a derelict Grade II listed building, including the refurbishment of the existing ground floor commercial unit (Use Class A3) and the conversion of the upper floors to an 8-bedroom hostel (Use Class – C1).
- 4.2 The proposals have evolved following a careful design review and a detailed analysis of the building's planning and heritage background. They build upon the



extant planning permissions (References: 23/0668 and 23/0669), which granted approval for the conversion of the upper floors to a 5-bedroom House in Multiple Occupation (HMO).

- 4.3 In comparison, this revised scheme proposes the conversion of the upper floors to an 8-bedroom hostel, a use that has been assessed by the applicant as a more economically sustainable and operationally viable long-term solution. This approach ensures the preservation and continued use of the listed building, thereby preventing further deterioration and securing its future within the urban fabric of Clarence Place.
- 4.4 The revised proposal retains the core principles and enhancement measures previously approved under the extant scheme. It introduces only minimal internal alterations, limited primarily to the adjustment of internal partitions and the reconfiguration of the staircase to improve vertical circulation and ensure compliance with building regulations.
- 4.5 Externally, the works will focus on the restoration and repair of the building's fabric, reinstating lost architectural features and ensuring the proper conservation of the structure in accordance with best practice heritage standards. The A3 ground floor unit will be fully refurbished while maintaining its existing layout and character.
- 4.6 The applicant's primary objective remains the long-term preservation of this heritage asset. The design has therefore been carefully developed to balance conservation priorities with functional requirements, ensuring that all proposed interventions respect the building's historic fabric, detailing, and proportions.
- 4.7 As noted in the previous approved applications, the building's condition at the time of assessment prevented a Window Condition Survey from being safely undertaken due to extensive internal deterioration. It remains the applicant's intention to undertake a detailed window survey prior to construction, with the precise details of window repair and replacement to be secured via planning



condition, consistent with the approach agreed previously with the Local Planning Authority.

- 4.8 A comparison between the approved HMO scheme and the current 8-bed hostel proposal highlights the following key changes:

Internal Alterations

- Ground Floor: No significant change from the previously approved scheme; includes the addition of a small under-stair storage cupboard.
- First Floor: Minor adjustments to internal partition walls to accommodate the revised use and improved layout; staircase repositioned to align with the second-floor arrangement.
- Second Floor: Layout and partition walls altered slightly to suit the hostel use; staircase adjusted for vertical alignment with floors above and below.
- Third Floor: Similar minor amendments to layout and partitions to reflect the new use and consistent staircase positioning.

External Works

- No significant changes are proposed externally beyond essential repairs, restoration of original detailing, and installation of rooflights as previously approved.

- 4.9 In summary, the proposed development represents a sensitive and sustainable approach to the restoration and adaptive reuse of a Grade II listed heritage asset. The scheme respects the architectural integrity and character of the building while providing a viable new use that will ensure its preservation and active contribution to the wider Clarence Place Local Centre.



- 4.10 Full details of the design proposals, heritage assessment, and technical considerations are set out within the accompanying plans, elevations, and supporting reports submitted as part of this application.

5.0 Planning Policy Context

- 5.1 The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the Wales Spatial Plan, Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.

Planning Policy Wales

- 5.2 Planning Policy Wales sets out the land use planning policies of the Welsh Government. This contains guidance for the preparation of Local Authority's development plans, development management, and sets out the WG commitment to creating sustainable developments.

Development Plan

- 5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- 5.4 Part 2 (Sustainable Development) of the Planning (Wales) Act 2015 says the following:

1. *This section applies to the exercise by the Welsh Ministers, a local planning authority in Wales or any other public body—
(a) of a function under Part 6 of PCPA 2004 in relation to the National Development Framework for Wales, a strategic development plan or a local development plan;*



(b) of a function under Part 3 of TCPA 1990 in relation to an application for planning permission made (or proposed to be made) to the Welsh Ministers or to a local planning authority in Wales.

2. The function must be exercised, as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.

5.5 The Newport Local Development Plan (LDP) is the development plan for the purposes of the Planning and Compulsory Purchase Act 2004. The relevant policies are referred to below.

- SP1 (Sustainability)
- SP3 (Flood risk)
- SP9 (Conservation of the Natural, Historic and Built Environment)
- SP13 (Planning Obligations)
- SP18 (Urban Regeneration)
- GP1 (Climate Change)
- GP2 (General Amenity)
- GP3 (Service Infrastructure)
- GP4 (Highways and Accessibility)
- GP5 (Natural Environment)
- GP6 (Quality of Design)
- GP7 (Environmental Protection and Health)



- CE7 (Conservation Areas)
- EM3 (Alternative uses of employment land)
- H4 (Affordable housing)
- H8 (Self contained accommodation)
- W3 (Waste)

Supplementary Planning Guidance (SPG)

The following SPG is relevant:

- Parking Standards;
- Affordable Housing;
- Wildlife and development; and
- Waste storage and collection

6.0 Planning Appraisal

- 6.1 This section seeks to highlight the main issues relevant to the determination of the application and assesses the scheme against the local and national planning policies and guidance referenced in section 6.0 above.
- 6.2 In formulating the proposal, special regard has been given to the more detailed requirements of the suite of local and national planning policy. The requirements and standards of these documents have heavily influenced the final scheme, ensuring that a development of the highest possible quality, appropriate to its setting, is submitted for approval.
- 6.3 The main issues that are considered pertinent to the appraisal of this proposal are:
- The principle of development;
 - The design of the proposal and its impact on the character and appearance of the Grade II Listed Building



- The impact of the development on local residential amenity;
- Transport matters;
- Biodiversity;
- Flood risk

A) The principle of development

- 6.4 The site comprises an existing Grade II listed building located within the urban boundary, in a sustainable location on a main bus route into the City Centre. Its accessibility and proximity to local services mean that the proposals are considered consistent with Policy SP1 (Sustainability) of the Newport Local Development Plan (NLDP 2011–2026, adopted January 2015).
- 6.5 The principle of a residential type use within the upper floors of the building is therefore considered acceptable, subject to compliance with all other material planning considerations, particularly given the extant planning permission for a HMO. The application seeks permission for a hostel use (C1 use). No ground floor bedrooms are proposed.
- 6.6 Entry to the ground floor will be controlled via a security front door, monitored. The hostel layout includes:
- 8 ensuite rooms, kitchen and meeting room.
 - CCTV
 - Regular liaison with Newport Council and emergency services
 - Zero drug and alcohol tolerance policy for all residents
- 6.7 This management framework ensures a safe and well-supervised environment, particularly important given the short-term accommodation nature of the facility.



6.8 Overall, the principle of this form of residential accommodation, given the extant planning permission that is in place for a HMO, is one that is acceptable.

B) The design of the proposal and its impact on the character and appearance of the Grade II Listed Building

6.9 Planning policy at a local and national level require development to create high quality buildings and places in which people want to live and work.

6.10 The proposed development will function well and add to the overall quality of the area over the lifetime of the development. In pursuance of this, the proposed development will be visually attractive, sympathetic to the local character and context, maintain a strong sense of place and distinctiveness.

6.11 The proposal will create a sense of place that is safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

6.12 A high quality approach has been taken to optimise the capacity of the site to achieve the aspirations of delivering housing at the site whilst fully considering its impacts on the area including on townscape and local amenity.

6.13 The scheme has been designed to respond to the historic importance of the building. The scheme has evolved to ensure the scheme is right for the local area.

6.14 In addition, a Heritage Impact Assessment has been submitted with the proposal, which finds that the proposal will secure the long-term preservation of No.10, enhance the character of Clarence Place, and deliver tangible public benefits, with no significant harm to the building's heritage or its setting.

6.15 The proposal seeks to restore and preserve the building's historic fabric while introducing a viable use for the upper floors as an 8-bed hostel (C1 use). Key considerations include:



- **Retention of Features:** Surviving elements, including lath and plaster structures and the second-floor chimney breast, will be retained wherever possible. Non-original features, such as the second-floor fireplace and damaged skirting, will be removed, resulting in minimal loss of heritage significance, offset by the benefits of overall restoration.
- **Internal Layout:** Given that the original layout has been lost, the proposed partitions and adjustments to stair locations will not harm the building's character and could be reversed in the future.
- **External Restoration:** Front and rear elevations will be restored, enhancing the building's historic appearance and the character of Clarence Place, without negatively affecting neighbouring listed buildings (Nos.12–18) or the Technical Institute.
- **Public Benefits:** The project will bring a long-vacant building back into use, improve local views, support economic activity, and contribute to sustainable refurbishment practices.

6.16 Overall, the scheme preserves and enhances the significance of the listed building and its setting, in line with national guidance, Cadw advice, and local policies SP9, CE5, GP6, and SP18. High-quality materials will complement the historic fabric and respect the urban context.

C) The impact of the development on local residential amenity

6.17 Policies GP2 and H8 of the LDP seeks to ensure that proposals would not have a detrimental impact on the amenity of neighbouring properties.

6.18 The surrounding area is characterised by a dense urban landscape, with tightly packed development and a range of local amenities in close proximity. There is no indication that the proposed commercial use of the ground floor of the property, along with the provision of a hostel would negatively affect neighbouring



properties. This is due to the appropriate separation distances that will be maintained between the development and surrounding buildings.

- 6.19 Given the extant permission for the use of the property as a HMO, the proposal is suitable for the size and scale of the property and are not expected to compromise the amenity of nearby properties. There is no evidence to suggest that the development will result in any notable increase in noise or disturbance.
- 6.20 In conclusion, the proposal will not have a significant adverse impact on the amenity of neighbouring properties, ensuring compliance with Policies GP2 and H8 of the Local Development Plan (LDP).

D) Transport Matter

- 6.21 The property does not benefit from any off-street parking, and the terraced nature of the site and limited external space prevent the provision of any. However, based on the extant planning permission for a HMO, the proposed hostel use is unlikely to generate significant additional parking demand.
- 6.22 The site is located within Parking Zone 2, where the Council's Parking SPG requires one space per resident staff and one space per three non-resident staff, with no requirement for visitor parking. No overnight staff accommodation is proposed. Consequently, the anticipated parking demand is likely to be lower than for a comparable HMO, reflecting the typical profile of hostel residents, who are generally less likely to own private vehicles.
- 6.23 The site is highly accessible: it is within a sustainable urban location, part of the Clarence Place Local Centre, on a main bus route, and within walking distance of the city centre and the train station. A nearby multi-storey car park can accommodate any limited staff parking needs.



- 6.24 Considering the fall-back use under the extant HMO permission, the sustainable location, nearby public parking, and the likely low car ownership of future residents, the proposals are not anticipated to have a demonstrably adverse impact on parking or highway safety.
- 6.25 Overall, the development would be located within a sustainable and accessible urban area, be suitably served by sustainable forms of transportation, adequate site access and cycle provision. Accordingly, the proposal is compliant with Policies GP4 of the LDP.

E) Biodiversity

- 6.26 An updated Preliminary Roost Assessment (PRA) survey, undertaken on 27th August 2025, found no evidence of bat or bird use within the building. Considering the features present, the building's location, its immediate surroundings, and the findings of the 2023 Aderyn species data search and 2025 NBN Atlas Wales results, the building is assessed as having negligible to low potential to support roosting bats or nesting birds. The report recommends that:
- Due to the roof parapet at the front, a traditional bat emergence survey is not feasible.
 - As agreed with Matthew Harris, Newport City Council Ecology Officer, in 2023, a bat-licensed ecologist will be present during the removal of roof tiles and window boards.
 - If any bats are encountered during works, all activities must stop immediately, and a Natural Resources Wales (NRW) species development licence will be required before works can continue.
 - It is also recommended that a bat box, such as a Beaumaris wood stone self-cleaning bat box, be securely installed on the rear wall of the building under the guidance of the bat licensed ecologist.



- 6.27 These measures ensure that the development will mitigate potential impacts on protected species and comply with relevant wildlife legislation.

F) Flood risk

- 6.28 The site is located within Flood Zone 3, with tidal flooding identified as the primary source of risk. The Shoreline Management Plan (SMP2) confirms that the area falls within Policy Unit NEW 4, where the strategy is to Hold the Line (HTL) for defended areas. This strategy provides protection over the short-, medium-, and long-term periods up to 2105, ensuring that the proposed development will remain protected over its expected lifetime. The site benefits from extensive flood defences along the River Usk, which are maintained by an approved water authority. These defences are expected to be enhanced in response to climate change and rising sea levels, thereby reducing the risk of overtopping or breaching events in the future.
- 6.29 The proposal involves the refurbishment of an existing building, which is justified on the basis of the social and economic benefits of preserving a city centre heritage asset. Historical records indicate that the site has not experienced flooding, and the risk from sewers, surface water, small watercourses, reservoirs, canals, and other artificial sources is considered low. In the defended scenario for 2115, representing a 1:200 year flood with climate change, flood depths are projected to range between 0.45 mAOD and 0.8 mAOD, while the first-floor level of the building is at +3.45 mAOD. This provides a margin of approximately 2.54 m between potential flood levels and the first-floor accommodation, indicating a low residual risk. In the undefended scenario, flood depths are slightly higher at 1.45–1.82 mAOD, but remain approximately 1 m below first-floor levels.
- 6.30 To mitigate flood risk, the development will incorporate a range of flood management measures. The building will be designed to account for potential flooding, ensuring that occupants are aware of risks and adequately prepared. Flood resistance and resilience techniques will be applied to enable rapid



restoration of the building following any flood event. A comprehensive flood plan will be implemented prior to first occupation, detailing procedures to ensure the safety of all tenants. For the hostel accommodation, safe refuge is achievable on the first floor, providing protection during extreme flooding events. The ground-floor A3 unit will focus on safe evacuation procedures for staff and patrons. All owners and occupiers will be encouraged to register with Natural Resources Wales (NRW) for flood warnings to ensure timely notifications in the event of flooding.

- 6.31 Overall, the proposed development is compatible with flood risk management principles. The absence of residential accommodation on the ground floor, combined with appropriate mitigation measures, ensures that the building can be safely and sustainably occupied over its lifetime.

7.0 Design and Access Statement

- 7.1 The purpose of a Design and Access Statement (DAS) is to provide a clear and logical document to demonstrate and explain the various facets of design and access in relation to the site. The DAS also acts as a method of demonstrating the details of a planning application in a way that can be read both by professionals and the public. The diagram below, extracted from the Welsh Government guidance on preparing a DAS, illustrates the various considerations that need to be taken into account when preparing such a document.



Figure 2: Objectives of good design

7.2 The circular nature of the diagram represents the equal weightings that need to be given to each of the 5 Objectives of Good Design: Access; Movement; Character; Environmental Sustainability and Community Safety.

i) Access

7.3 The building occupies a highly sustainable location with easy access to a range of amenities, services, and transport links, making it accessible by foot, cycle, and public transport. A level threshold provides step-free access into the building.

7.4 To ensure accessibility in accordance with the Equality Act 2010, the following measures will be implemented and maintained throughout the building's life:

- Development of a comprehensive Access Strategy, covering design, detailing, and ongoing management.
- Adoption of policies for accessibility and disability, ensuring equitable treatment for all visitors.



- Provision of clear information, signage, and wayfinding, maintained consistently.
- Design and management of internal spaces to allow adequate circulation for wheelchair users.
- Regular maintenance of access routes, doors, floor surfaces, and sanitary facilities.
- Communication of accessible facilities through publicity materials and on-site information.
- Ensuring that future works do not compromise accessibility.

ii) Character

- 7.5 The proposal focuses on the sensitive re-use of a vacant heritage building, enhancing its contribution to the area and its prominent setting.

ii) Character

- 7.6 The proposal focuses on the sensitive re-use of a vacant heritage building through the hostel scheme, enhancing its contribution to the Conservation Area and its prominent setting.

- 7.7 Key design interventions include:

- Retention and careful incorporation of the building's remaining original features, including partitions and skirtings where feasible, with minor works only where necessary for functional adaptation.
- The ground floor will continue in A3 use (commercial/restaurant), ensuring that no highly vulnerable residential uses are introduced at street level.



- Upper floors will provide hostel accommodation for short-term residents, with communal kitchens, laundry facilities, and showers, all designed to be compatible with the building's internal layout and historic fabric.
- Existing windows will be refurbished and restored, ensuring they remain in good condition and respect the building's architectural character.

7.8 The hostel use is compatible with the building's historic character, allowing the property to return to a viable, active use while retaining its architectural features. These works are limited in scope and sensitive in nature, complementing the building and its surroundings, and preserving the character and setting of the heritage asset.

iii) Movement

7.9 The site encourages active travel, with frequent bus services and walking routes to local amenities and the city centre. Its central location reduces reliance on private vehicles and promotes sustainable connectivity.

iv) Community Safety

7.10 The proposal will ensure a continued presence in the building day and night, helping to discourage crime and anti-social behaviour. The development meets Secure by Design standards through:

- Controlled access points for residents and authorised personnel.
- Well-lit communal areas with clear sightlines to reduce concealed spaces.
- Security measures including CCTV, secure entry systems, and reinforced doors and windows.

v) Environmental Sustainability

7.11 The proposal represents a sustainable re-use of an existing building, minimising the need for new construction materials and natural resource use. Its central,



sustainable location provides excellent access to amenities, public transport, and active travel options, supporting environmental sustainability and reducing carbon impacts.

8.0 CONCLUSION

- 8.1 In conclusion, the proposed development would ensure that the building is sympathetically restored with an acceptable beneficial use. Furthermore, sustaining the economy is a vital element of sustainable development, and the latter is about positive growth. Progress has to be made for the betterment of the local economy and social community. The proposal would deliver significant socio-economic benefits through the creation of a vibrant re-use of the property, as well delivering a much-needed homes and the associated regeneration benefits.
- 8.2 The site makes the more appropriate and efficient use of this vacant building, in a location which has access to a number of local services, facilities and amenities by sustainable transportation modes.
- 8.3 The use of the site would ensure a vibrant reuse of this vacant building whilst improving the sense of place and further public benefit through enhancing the character and appearance of this designated heritage asset.
- 8.4 The proposal would be served by suitable access and would have an acceptable impact on local residential amenity, flood risk, improving the visual amenities of the area. It ensures that the development secures a net gain in biodiversity.
- 8.5 The scheme is fully compliant with the suite of local and national planning policies. It is therefore requested that planning permission and listed building consent is granted.



APPENDIX A – PLANNING HISTORY SUMMARY

No.	Reference	Description of Development	Decision	Date
1	23/0668	Conversion of the upper floors of a derelict Grade II listed building to a House in Multiple Occupation (HMO) (Use Class C4), including installation of new rooflights, replacement of existing windows and rooflights, and other associated internal and external works.	Approved	19/10/2023
2	23/0669	Listed Building Consent for the conversion of the upper floors of a derelict Grade II listed building to a House in Multiple Occupation (HMO) (Use Class C4), including installation of new rooflights, replacement of existing windows and rooflights, and other associated internal and external works.	Approved	19/10/2023
3	21/0816	Conversion of the upper floors of a derelict Grade II listed building to a House in Multiple Occupation (HMO) (Use Class C4), including new rooflights, replacement of existing windows and rooflights, and other associated internal and external works.	Withdrawn	23/11/2022
4	21/0817	Listed Building Consent for conversion of the upper floors of a derelict Grade II listed building to a House in Multiple Occupation (HMO) (Use Class C4), including new rooflights, replacement of existing windows and rooflights, and other associated internal and external works.	Withdrawn	23/11/2022
5	21/0298	External works including removal of extraction flue on rear elevation; installation of new shopfront and access door to upper floors; new roof covering; insertion of additional rooflights to front and rear elevations; installation of privacy screen to first-floor flat-roofed balcony; and change of use of upper floors to a 6-bedroom HMO.	Refused	13/05/2021
6	21/0299	Listed Building Consent for change of use of first, second, and third floors to a six-bedroom HMO with associated ancillary areas; proposed new shopfront; and refurbishment of ground floor A3 unit.	Refused	13/05/2021



7	20/0538	External works including removal of extraction flue on rear elevation; installation of new shopfront and access door to upper floors; new roof covering; insertion of additional rooflights to front and rear elevations; installation of privacy screen to first-floor flat-roofed balcony; and change of use of upper floors to a 6-bedroom HMO.	Withdrawn	07/09/2020
8	20/0539	Listed Building Consent for external works including removal of extraction flue on rear elevation; new shopfront and access door to upper floors; new roof covering; insertion of additional rooflights to front and rear elevations; installation of privacy screen to first-floor flat-roofed balcony; and refurbishment of brickwork, masonry, rainwater goods, windows, and frames. Includes internal works to refurbish the ground floor A3 unit and conversion of upper floors to a 6-bedroom HMO with internal layout changes.	Withdrawn	07/09/2020
9	09/0966	Certificate of lawfulness for existing seating area/garden.	Withdrawn	19/11/2009
10	09/0727	Listed Building Consent for retention of alterations to rear elevation and flat roof area to create external seating area with seating and railings, CCTV, air conditioning units, and alterations to shopfront (amendment to withdrawn application 09/0361).	Invalid on receipt	30/08/2011
11	09/0726	Retention of alterations to rear elevation and flat roof area to create external seating area with seating and railings, CCTV, air conditioning units, and alterations to shopfront (amendment to withdrawn application 09/0362).	Invalid on receipt	09/09/2011
12	09/0714	Certificate of lawful development for existing seating area/garden.	Invalid on receipt	27/08/2009
13	09/0692	Retention of internally illuminated fascia sign.	Granted	11/02/2011
14	09/0383	Retention of internally illuminated fascia sign.	Withdrawn	26/05/2009
15	09/0362	Retention of alterations to rear elevation and flat roof area to create external seating area with shelter, sunshades, seating, fencing, external lighting, CCTV, air conditioning units, and alterations to shopfront.	Withdrawn	26/05/2009



16	09/0361	Listed Building Consent for alterations to rear elevation and flat roof area to create external seating area with shelter, sunshades, seating, fencing, external lighting, CCTV, air conditioning units, and alterations to shopfront.	Withdrawn	26/05/2009
17	97/0002	Erection of internally illuminated signs.	Granted	04/04/1997
18	95/1049	Change of use of first-floor lounge/bar accommodation to domestic use.	Granted	09/02/1996
19	95/0755	Installation of new shopfront.	Granted	13/11/1995
20	91/0933	Extension at first-floor level (resubmission following refusal of application 90/0896/F).	Refused	04/10/1991
21	90/0896	Single-storey rear extension to provide storage.	Refused	04/01/1991