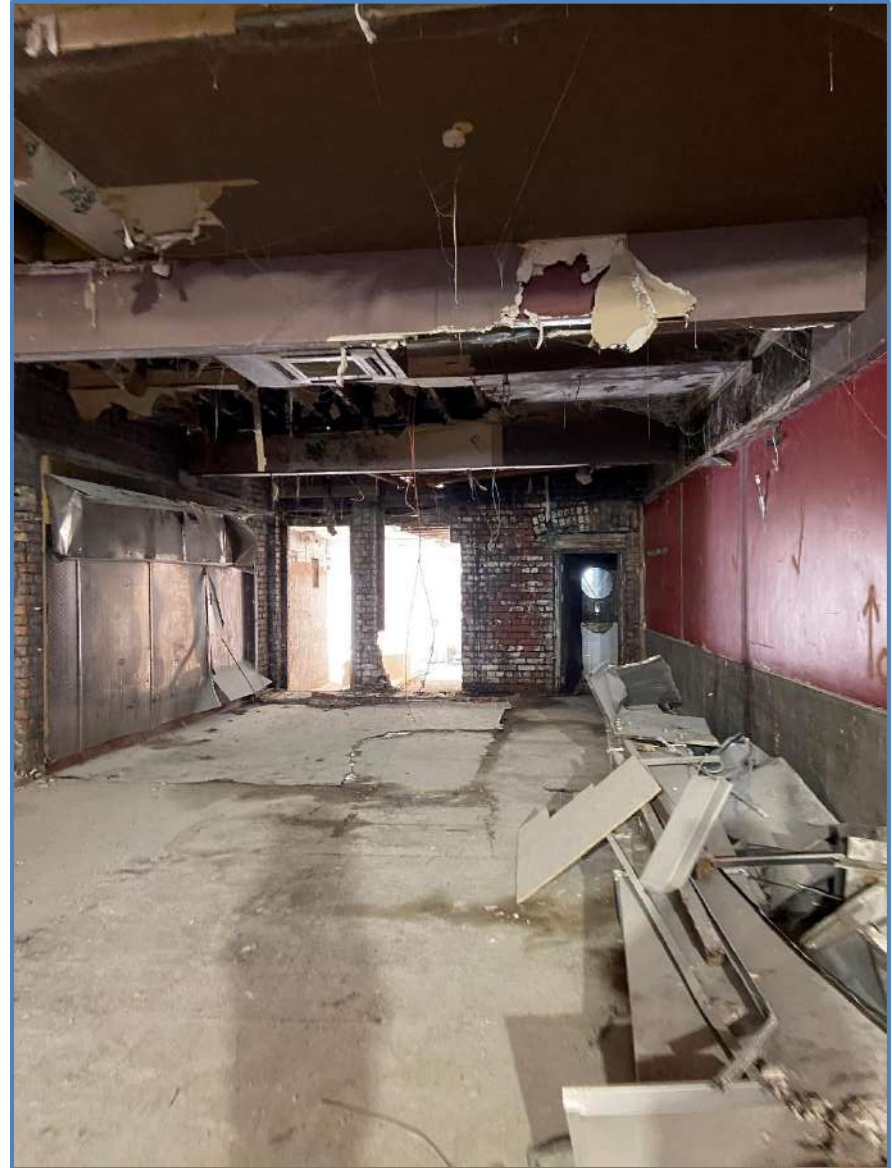
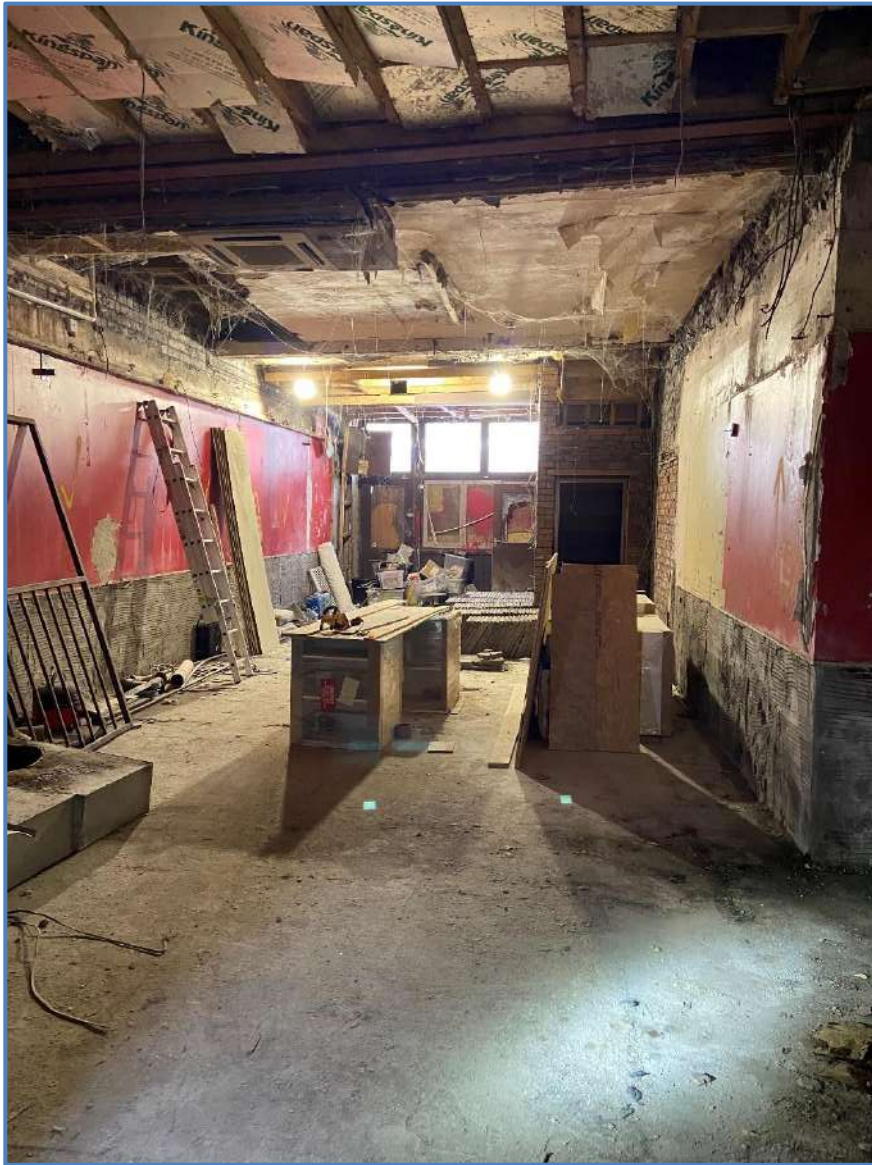
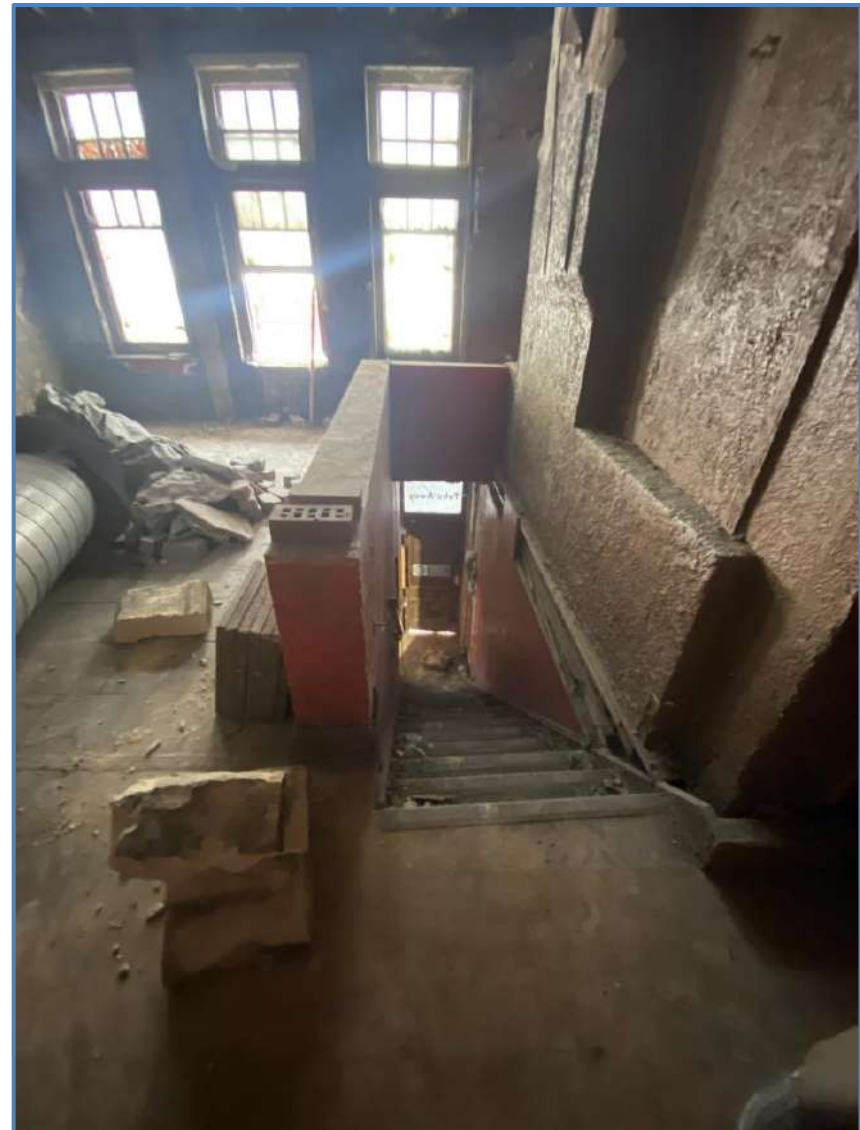


Images 14 and 15 – Ground floor. From left to right: looking towards Clarence Place; looking towards the back.



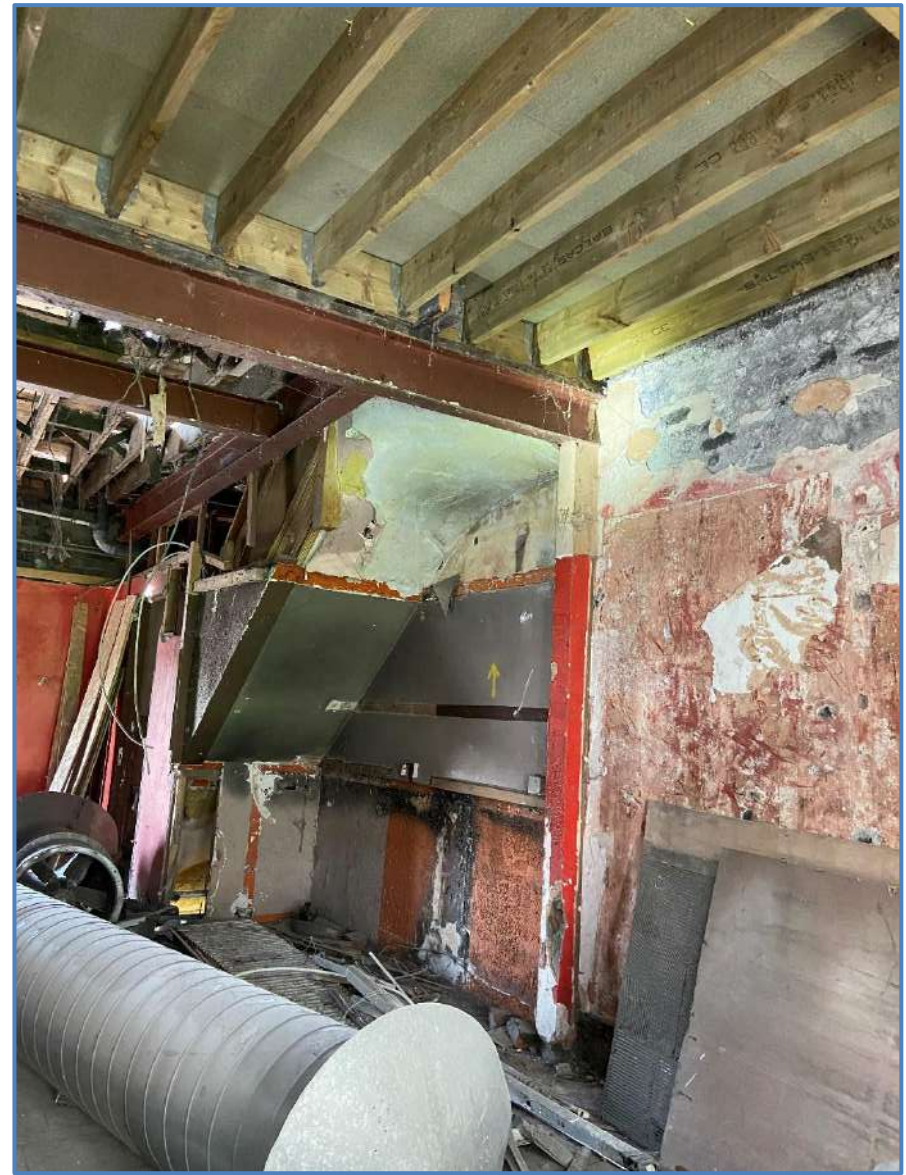
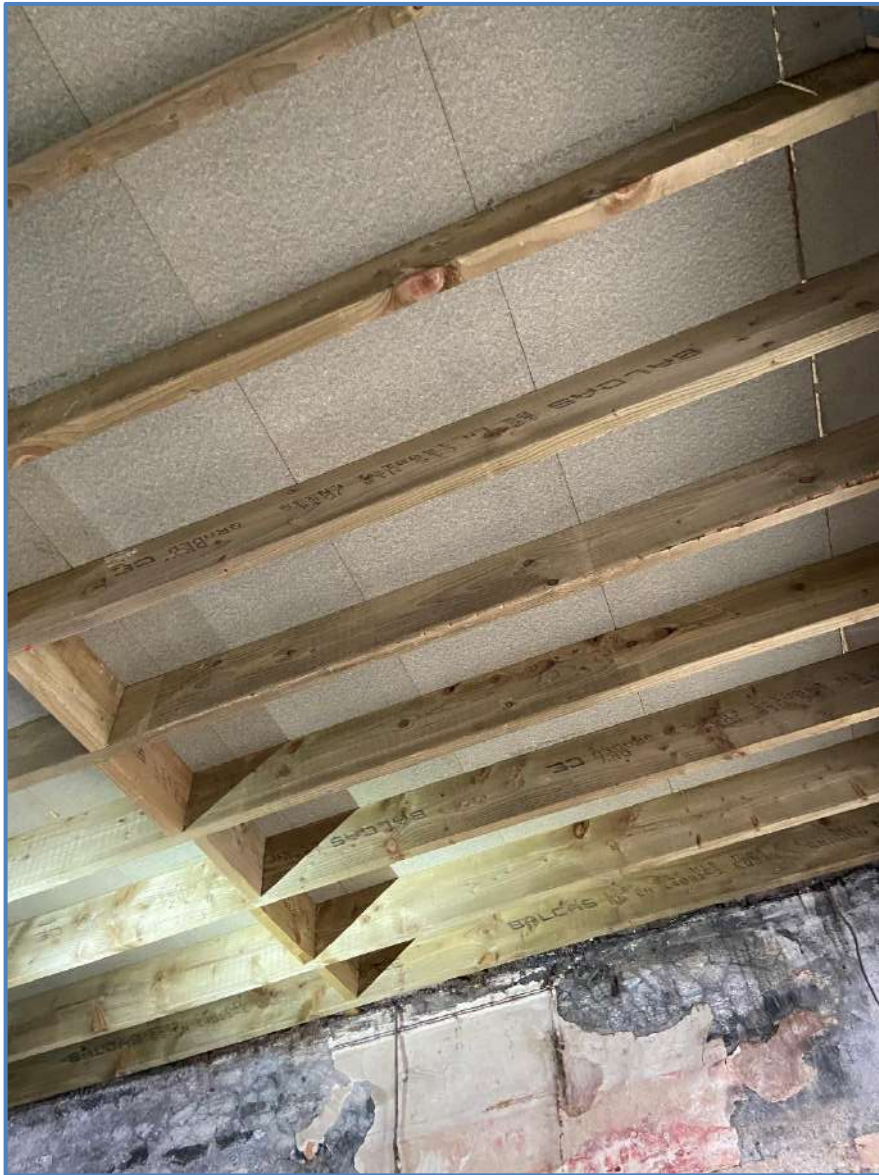
Images 16 and 17 – From left to right: detail of entrance to upper floors; staircase connecting ground to first floor.



Images 18 and 19 – First floor, looking towards Clarence Place. To the right, it is possible to see the original cornice above the staircase.



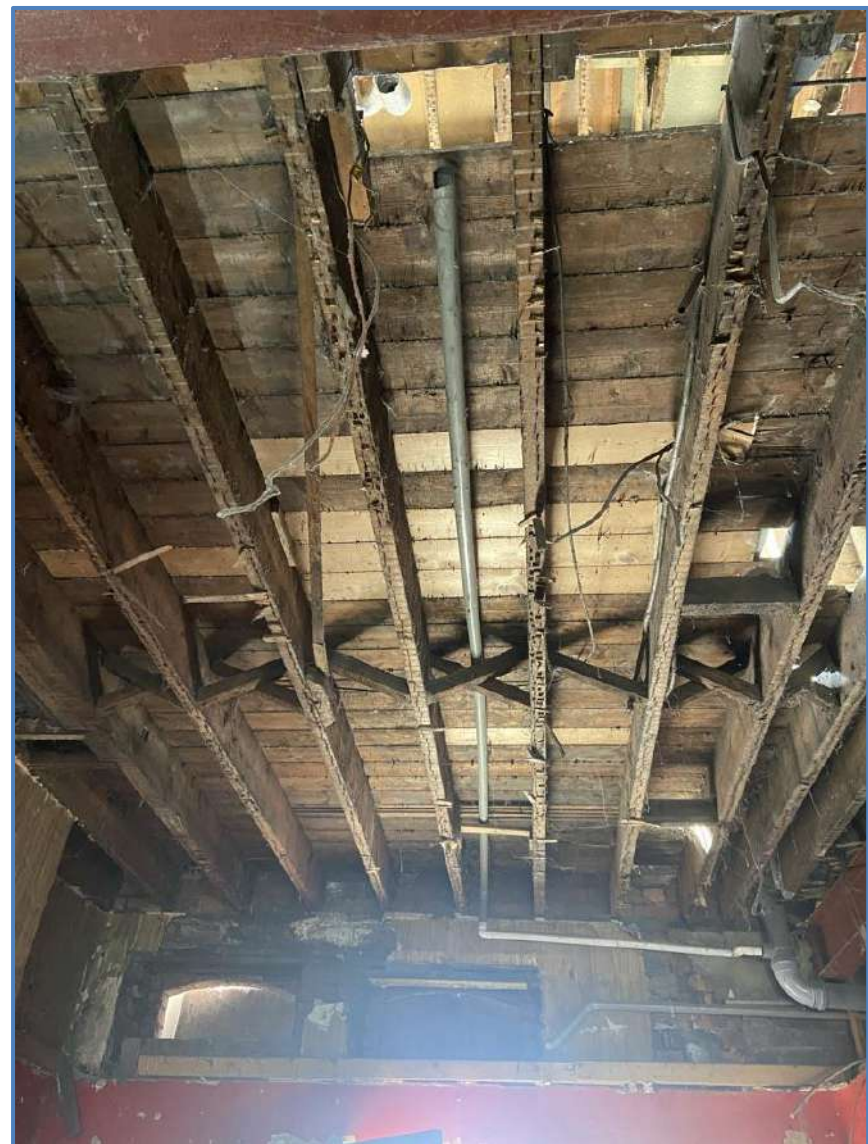
Images 20 and 21 – First floor, details of the new and original ceilings, damage to walls made by water ingress.



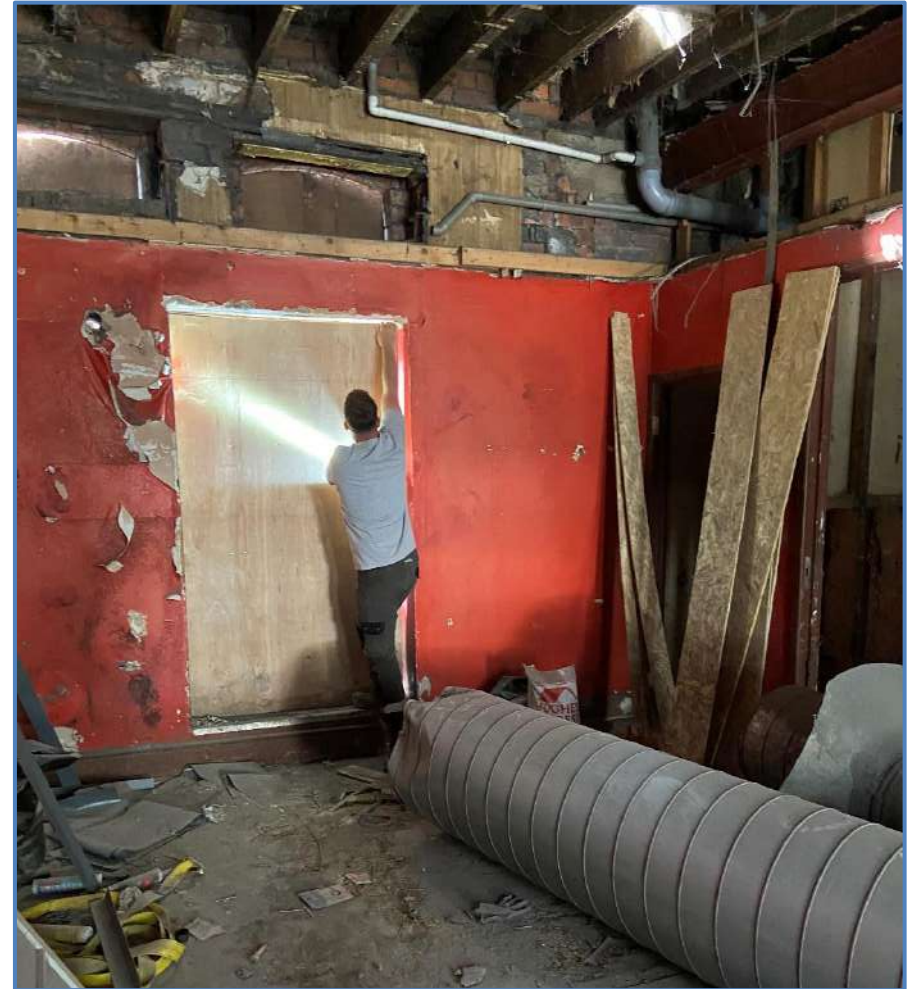
Images 22 and 23 – First floor, looking towards the rear elevation. Original window openings and cornice are visible on both images.



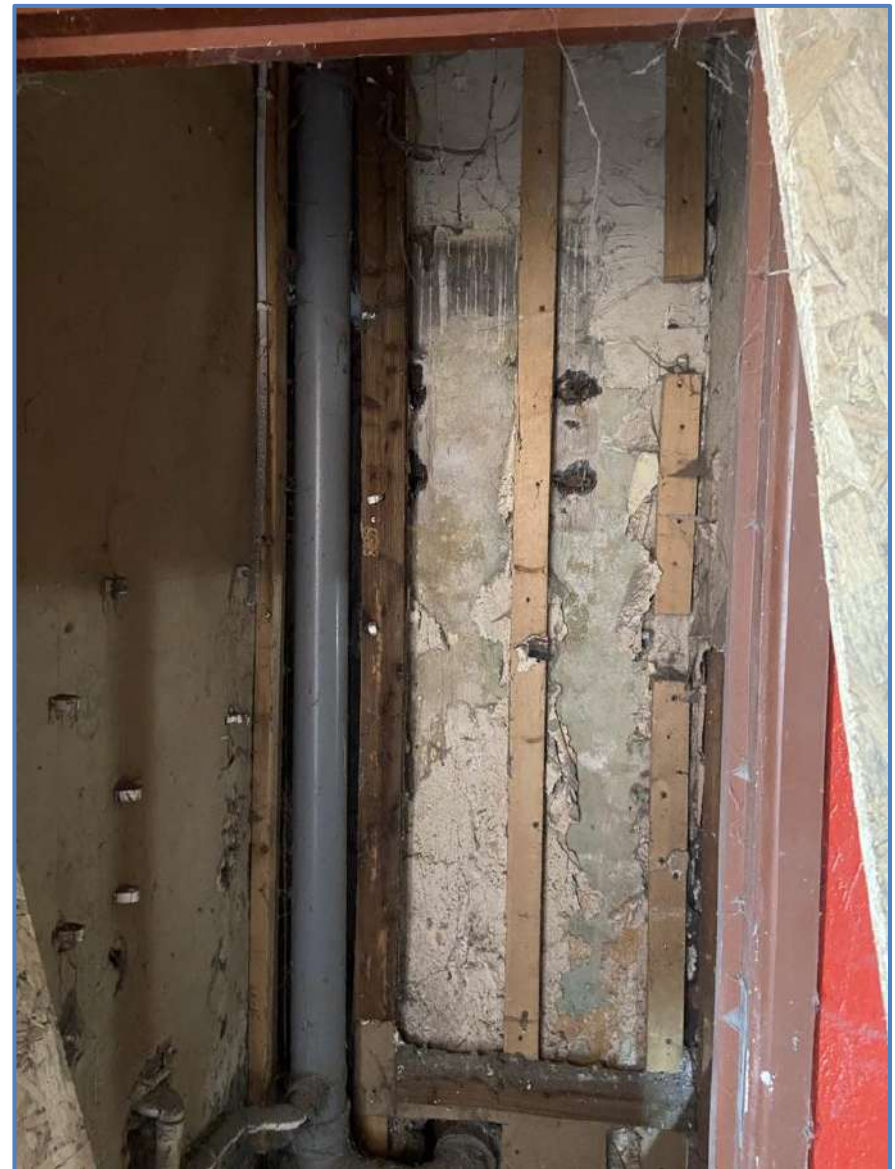
Images 24 and 25 – First floor, details of original ceiling, with original window openings in the background.



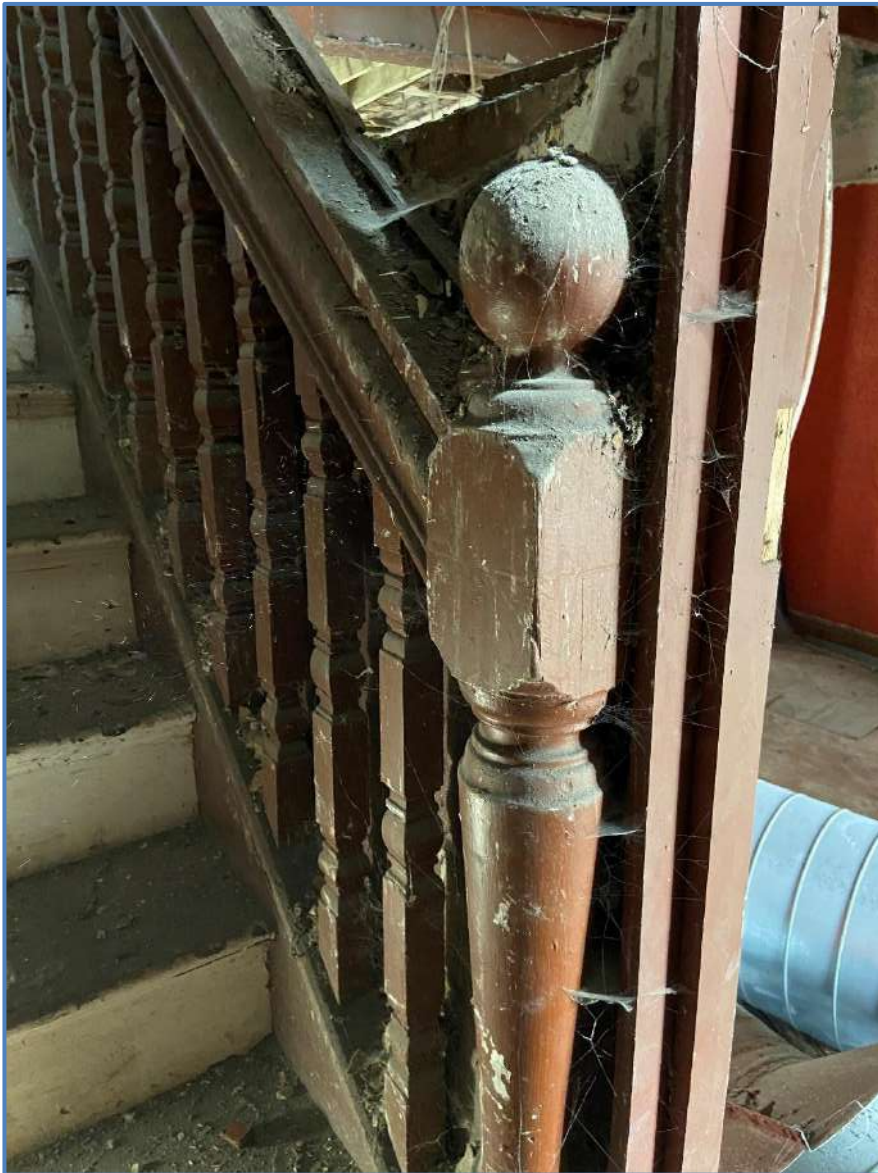
Images 26 and 27 – First floor, details of original window openings.



Images 28 and 29 – First floor. From left to right: original staircase leading to the second floor; detail of wall next to staircase.



Images 30 and 31 – First floor. Details of the original staircase.



Images 32 and 33 – Details of the original staircase, going to the second floor.



Images 34 and 35 – Second floor, details of the original staircase.



Images 36 and 37 – Second floor, looking towards Clarence Place. Walls have clearly been damaged by water ingress.



Images 38 and 39 – Second floor, details of damaged walls and windows overlooking Clarence Place.



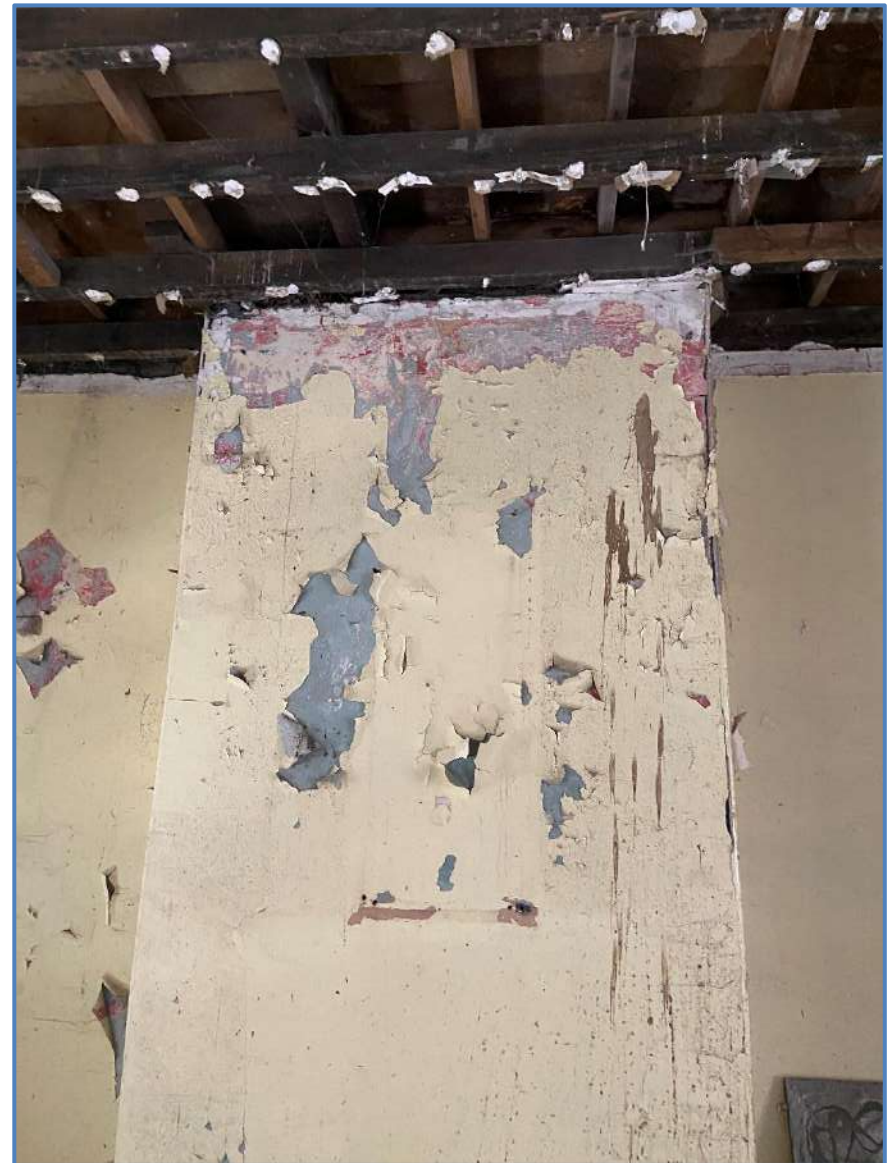
Images 40 and 41 – Second floor, details of damaged ceiling, wall and cornice.



Images 42 and 43 – Second floor, details of damaged wall and cornice.



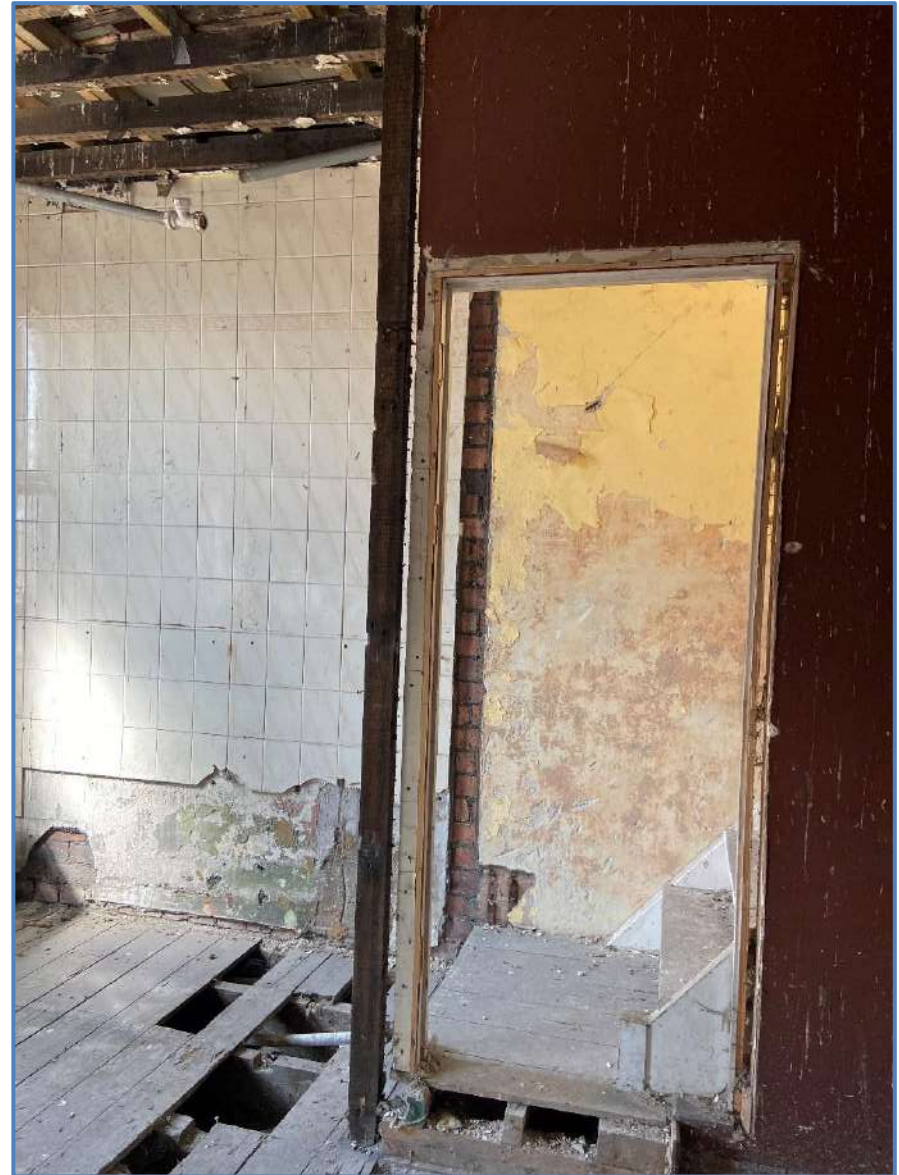
Images 44 and 45 – Second floor, details of the fireplace, which is not original.



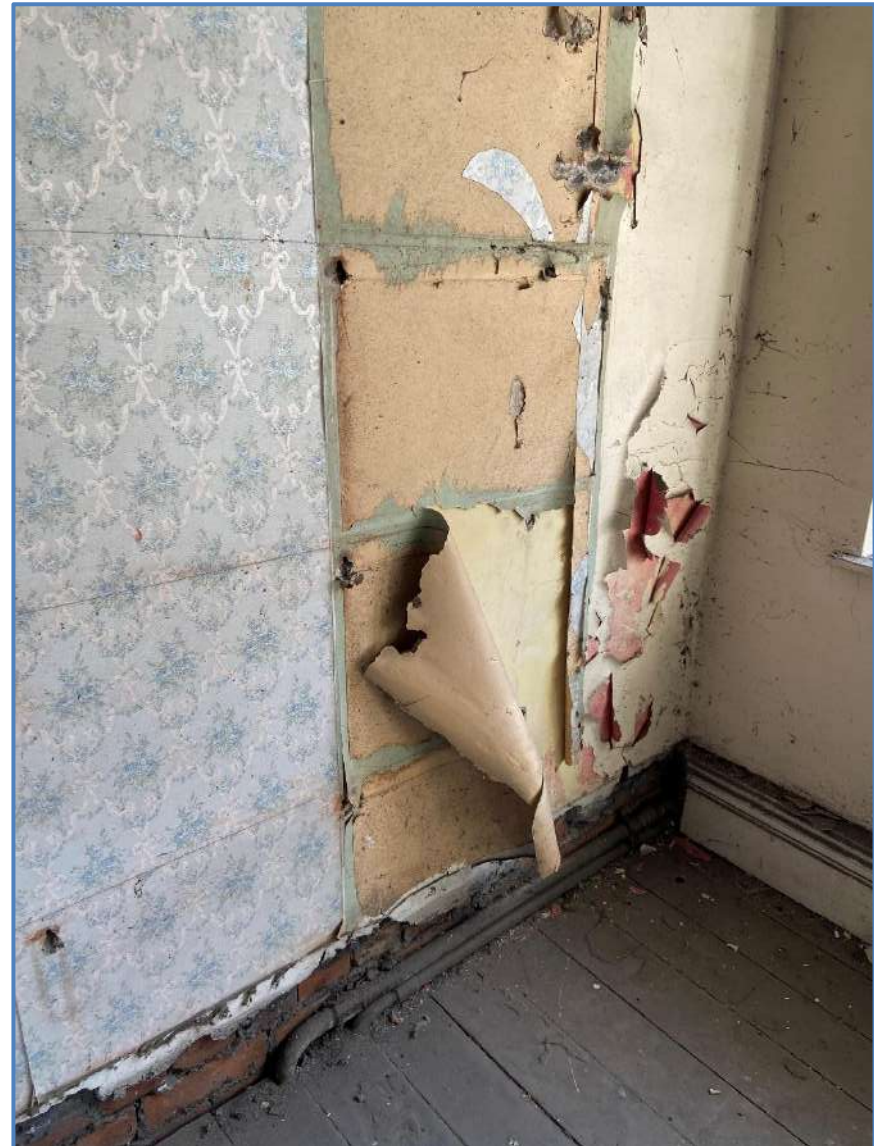
Images 46 and 47 – Second floor, looking towards the rear of the building.



Images 48 and 49 – Second floor. Left to right: window looking towards the back of the building; staircase leading to the third floor.



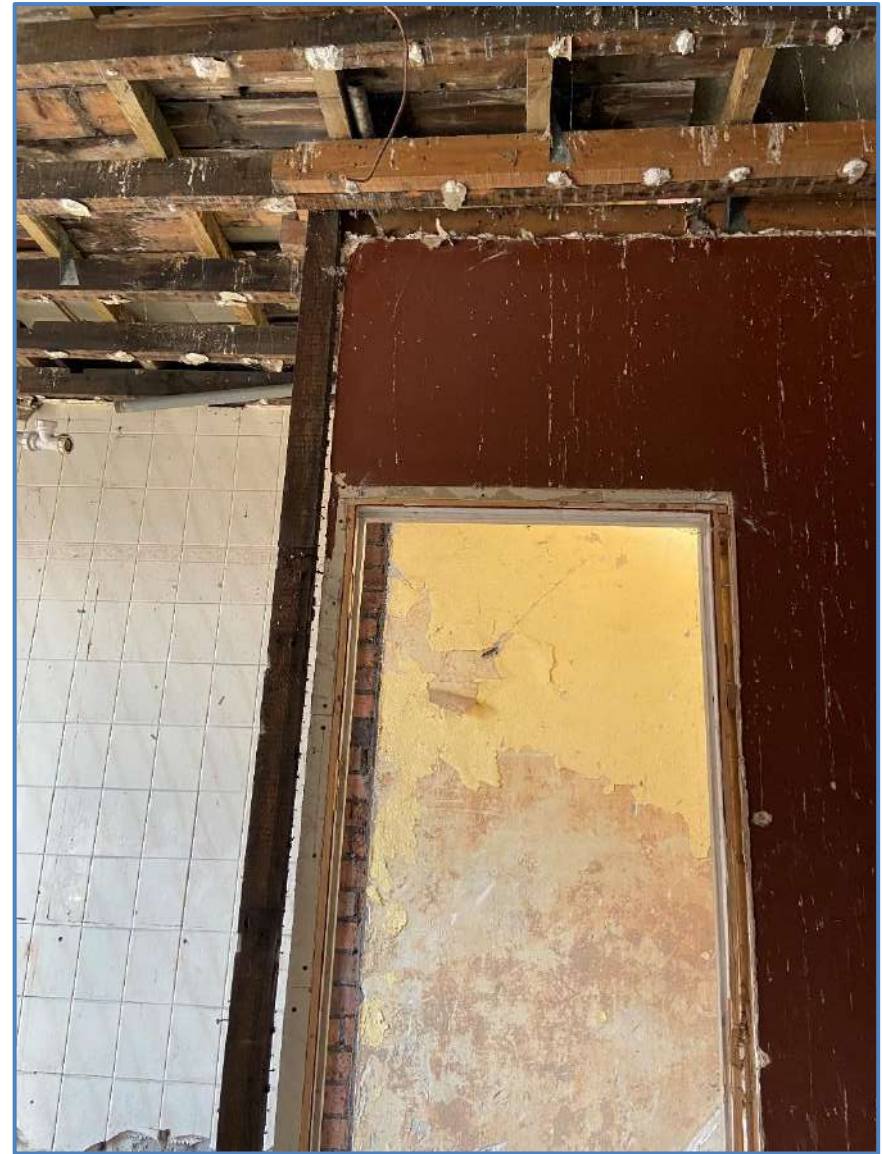
Images 50 and 51 – Second floor. Details of new ceiling and wall facing towards no.12 Clarence Place.



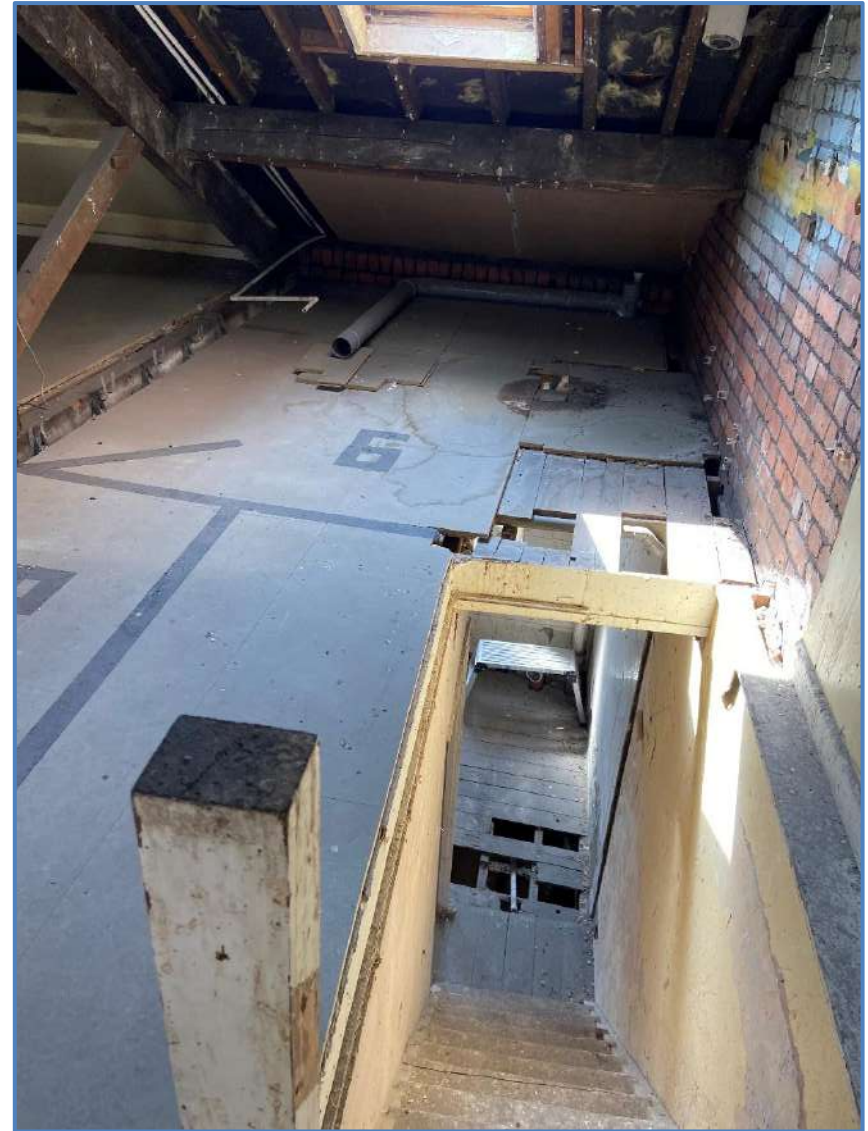
Images 52 and 53 – Second floor. Details of wall facing towards no.12 Clarence Place.



Images 54 and 55 – Second floor. Details of wall facing towards no.12 Clarence Place.



Images 56 and 57 – From left to right: second floor, details of wall facing towards no.12 Clarence Place; detail of the staircase connecting second and third floors.



Images 58 and 58 – Third floor. Details of roof and original roof truss.



Images 59 and 60 – Third floor. Details of original rooflights.



Appendix 4 – Planning History Summary

No	Reference	Description of Development	Decision	Date
1	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	23/11/22
2	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	23/11/22
3	21/0298	External works to building to remove the extraction flue on the rear elevation; provide new shop front and access door to upstairs accommodation; new roof covering and insertion of additional rooflights on the front and rear elevation and installation of privacy screen to first floor flat roofed balcony and material change of use of the upper floors to a 6no. bedroom HMO.	Refused	13/05/2021
4	21/0299	Listed building application for change of use of first, second and third floor to six bed HMO and associated ancillary areas together with proposed new shops front and refurbishment of ground floor A3 unit.	Refused	13/05/2021
5	20/0538	External works to building to remove the extraction flue on the rear elevation; provide new shop front and access door to upstairs accommodation; new roof covering and insertion of additional rooflights on the front and rear elevation and installation of privacy screen to first floor flat roofed balcony and material change of use of the upper floors to a 6no. bedroom HMO	Withdrawn	07/09/2020
6	20/0539	Listed building consent for external works to remove extraction flue on rear elevation; provide new shop front and access door to upstairs accommodation; new roof covering and insertion of additional rooflights on the front and rear elevation; installation of privacy screen to first floor flat roofed balcony and works of refurbishment to brickwork, masonry, rainwater goods, windows and window frames. also internal works to refurbish the ground floor A3 unit and works to convert the upper floors to a 6no. bedroom HMO requiring changes to internal layout.	Withdrawn	07/09/2020

7	09/0966	Certificate of lawfulness for existing seating area/garden	Withdrawn	19/11/2009
8	09/0727	Listed building consent for retention of alterations to rear elevation and flat roof area to create external seating area, seating and railings, CCTV, air conditioning units and alterations to shopfront (amendment to withdrawn application 09/0361)	Invalid on receipt	30/08/2011
9	09/0726	Retention of alterations to rear elevation and flat roof area to create external seating area, seating and railings, CCTV, air conditioning units and alterations to shopfront (amendment to withdrawn application 09/0362)	Invalid on receipt	09/09/2011
10	09/0714	Certificate of lawful development for existing seating area / garden	Invalid on receipt	27/08/2009
11	09/0692	Retention of internally illuminated fascia sign	Granted	11/02/2011
12	09/0383	Retention of internally illuminated fascia sign	Withdrawn	26/05/2009
13	09/0362	Retention of alterations to rear elevation and flat roof area to create external seating area, erection of shelter sunshades, seating and fencing, external lighting, CCTV and air conditioning units and alterations to shopfront	Withdrawn	26/05/2009
14	09/0361	Retention of listed building consent for alterations to rear elevation and flat roof area to create external seating area, erection of shelter sunshades, seating and fencing, external lighting, CCTV and air conditioning units and alterations to shopfront	Withdrawn	26/05/2009
15	97/0002	Erection of internally illuminated signs	Granted	04/04/1997
16	95/1049	Change of use of first floor lounge/bar accommodation to domestic use	Granted	09/02/1996
17	95/0755	Installation of new shopfront	Granted	13/11/1995
18	91/0933	Extension at first floor level (resubmission following refusal of 90/0896/f)	Refused	04/10/1991
19	90/0896	Single storey rear extension to provide storage	Refused	04/01/1991

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The background features two large, white-outlined geometric shapes. On the right side, there is a large, irregular shape with a curved edge on its right side. On the bottom left, there is a parallelogram. These shapes are positioned in a way that they appear to be architectural elements or abstract forms.

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