

PART 6: Planning Applications for Decision**Item 6.1**

1 SUMMARY OF APPLICATION DETAILS

Ref: 18/03780/FUL
Location: 836 - 838 London Road, Thornton Heath, CR7 7PA
Ward: West Thornton
Description: Alterations and erection of a part first floor, part second floor rear extension to create a home of multiple occupation, consisting of 10 rooms, in conjunction with ground floor rear extension approved under planning reference: 16/01475/P
Drawing Nos: RSD2202-500 Rev F and RSD2202-001
Applicant: Equity Asset Management Ltd
Agent: R S Designs
Case Officer: Katy Marks

- 1.1 This application was first reported to Planning Committee on 29th November 2018. The Committee resolved to defer the application in order to allow officers to negotiate amendments to the scheme, specifically to improve the waste storage and internal access arrangements.
- 1.2 The original report is attached to this agenda.

2 SCHEME AMENDMENTS

- 2.1 The Applicant has provided amendments to the ground floor layout to improve the internal circulation and access to the proposed bin and cycle storage (both of which would be accessible internally for residents).
- 2.2 The Applicant has provided a Waste and Recycling Management Statement which sets out that waste and recycling would be collected from the rear of the site by a private waste collection service. This plan includes quotes from three different companies who confirm that they would be able to collect on a weekly basis from the rear of the building using the shared alleyway for access.
- 2.3 The Applicant has provided an HMO management plan which sets out a commitment to weekly waste collection by a private refuse company and confirms that a cleaning agency would be contracted to undertake weekly cleaning of communal spaces within the HMO (including kitchens, refuse and cycle storage areas). Tenants would also be informed of their individual duties through their contracts and notice boards within the communal spaces. They would be expected to remove waste from the shared kitchens to the shared bin store at the rear. The Waste and Recycling Management Statement confirms that the management agent would be instructed to carry out a site visit prior to the day of collection to ensure that waste is correctly stored.

3 CONSULTATION RESPONSES

- 3.1 Local Ward Councillor, Stuart King, commented on the amended plans, confirming that whilst he retains some concerns that residents may put small bags of household rubbish out onto London Road, the ground floor amendments along with the proposed

HMO management plan and waste management statement go a long way to address his concerns about the arrangements for waste storage and disposal.

- 3.2 Officers are satisfied that the amendments would ensure that waste storage and disposal would be suitably managed. Compliance with the HMO management plan and waste management statement would be secured by condition.

4 FURTHER ADVICE ON MATERIAL PLANNING CONSIDERATIONS

- 4.1 The amended layout of the ground floor would provide direct access between the upper floors and the waste and recycling store to the rear of the building. This would ensure that waste could be collected from the rear of the site and provide an easy and safe route between the kitchens on the first and second floor and the waste storage area.
- 4.2 The HMO management plan also confirms that professional cleaning would be undertaken weekly and a representative of the management company would attend the property the day prior to waste collection in order to ensure that the waste and recycling is appropriately stored for collection. The documents confirm that a private contractor would collect the waste on a weekly basis which would ensure that waste would not accumulate on site. The waste management plan confirms that the access alleyway to the rear of the site would be accessible for several different private waste collection providers which confirms that the location of the bin store is acceptable and feasible.
- 4.3 Officers are satisfied that the information provided confirms that the waste and recycling arrangements are practical and could be suitably managed. Two conditions (conditions 2 & 3) are suggested to ensure that the development would be brought forward and would be managed in accordance with the waste management statement and HMO management plan. The proposals are considered acceptable in accordance with Local Plan policy DM13.
- 4.4 The amendments to the internal layouts have resulted in minor changes to the front elevation (removal of a second door to the front elevation). These changes would not alter the appearance of the building significantly and are considered acceptable.

5 RECOMMENDATION

- 5.1 That the Committee resolve to GRANT planning permission.
- 5.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) External materials, including details of front doors and shopfront to be submitted for approval
- 2) The HMO shall be managed for the lifetime of the development in accordance with the HMO Management Plan.
- 3) Prior to first occupation of the HMO, suitable waste and recycling service shall be put into place in accordance with the approved waste and recycling statement. Thereafter, the waste and recycling shall be managed in accordance with the waste and recycling statement and HMO management plan for the lifetime of the development.

- 4) HMO licence restricted to no more than 16 residents
- 5) Restaurant use restricted to A3 use
- 6) Restaurant use restriction to opening hours
- 7) Flat roof of ground floor extension not to be used as a terrace
- 8) Submission of details of measures to restrict access (except for maintenance purposes) from the first floor to the ground floor rear extension roof. Details to be installed prior to occupation
- 9) Submission of detailed design and specification of the proposed flue and ducting to the rear of the building.
- 10) Noise restrictions for plant equipment
- 11) Construction logistics plan
- 12) In accordance with the approved plans
- 13) Commencement of development within three years of consent being granted
- 14) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) CIL liability
- 2) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

5.3 That the Committee confirms that its reasons for granting Planning Permission are as set out in the Summary of Material Planning Considerations of the original report.