DELEGATED FILE NOTE

CASE OFFICER: …Kate Poyser……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00073/PNO	Prior approval notification - Class O: Change of use from Class B1 offices to 16 residential units (mix of 1 and 2 bedroom units) and associated parking	1-12 Old Park Road Hitchin Hertfordshire SG5 2JR

Submitted Plan Nos
001 P1 008 P2 007 P1 006 P1 005 P1 010 P3 026 P1 0`12 P1 014 P1 026 P1 009 P2 013 P2 011 P1

1.0 Policies

2.0 **Site History**

2.1 17/04087/PNO Prior approval given for Class O change of use from Class B1 offices to 15 residential units.
2.2 See file for other history.

3.0 **Representations**

3.1 Highways – "considers that the development is unlikely to result in a material increase or change in character of traffic in the vicinity of the site and therefore has no objection to this change of use."

3.2 Environmental Health – raises no objections with regard to land contamination.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application property is part of a block of offices located prominently on the corner of Upper Tilehouse Street and Old Park Road. It faces onto the round about junction

which includes Park Way. The vehicular entrance to the car park is from Old Park Road. The site lies within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 The proposal relates to the part of the building overlooking the roundabout and side on to the Smithson Recreation Ground. It is for a change of use under Class O of the GPDO to 16 one and two bedroom flats.

4.3 **Key Issues**

4.3.1 The key planning considerations are whether the work would be permitted development under the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class O and whether Prior Approval of the LPA is required.

4.3.2 Permitted development Class O – office to dwellinghouse.
(a) Not on article 2(5) land;
(b) building used as offices 29th May 2013;
(c) *is omitted;*
(d) not a safety hazard area;
(e) not a military explosives storage area;
(f) not listed;
(g) not a scheduled monument;
The proposed work is permitted development under Class O.

4.3.3 Development is permitted subject to the Conditions listed under O.2 of the GPDO – whether prior approval is required relating to the matters below.

4.3.4 (a) <u>transport and highway impact of the development.</u>
The site has an existing vehicular access onto the A505 and no changes are proposed. The highways authority has been consulted. The proposed residential use is considered to lead to a similar number of vehicular trips than present and the development would not have a detrimental impact on highway safety.

4.3.5 (b) <u>contamination risks on the site</u>
The Council's Environmental Health Officer has no concerns to raise about land contamination issues.

4.3.6 (c) <u>flooding risks on the site</u>
The site lies within Flood Zone 1 and as such is unlikely to flood.

4.3.7 (d) <u>noise from commercial premises on intended occupiers</u>
Environmental Health have been consulted on this issue, but no comments have been received. The building lies in a mixed use area. It is part of an office development, adjacent a playground/recreation area and close to other residential properties. I can see no objections relating to this matter.

4.4 **Conclusion**

4.4.1 The proposed change of use would be permitted development under GPDO, Schedule 2, Part 3, Class O. The prior approval of the LPS is require, has been considered and no objections raised.

5.0 **<u>Recommendation</u>**

5.1 Prior Approval is required, but no objections are raise.

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class O.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

   Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 May 2018	