

## Planning Applications Committee: 13 January 2022

### Updates to reports

**Application:** 21/01361/F  
**Address:** Land adjacent 29 Ketts Hill  
**Item no:** 4(a)  
**Pages:** 23-45

Correction:

Paragraph 83, page 35 should read (additional text underline):

*An archaeological desk based assessment identifies low to moderate potential for archaeological remains on the site and this has been followed by trial trenching which confirmed there is no requirement for any further investigation and archaeological heritage assets would not be harmed.*

**Application:** 21/01105/F  
**Address:** 81 Park Lane  
**Item no:** 4(b)  
**Pages:** 47-62

Three further letters of representation received, predominantly raising the same issues which have been reported and responded to in the committee report. The following additional points have also been raised, with planning officer responses noted in *italics* below each point.

- Vehicles sometimes illegally park on the pavement obstructing visibility and impacting highway safety

*Illegal parking can be dealt with via highway enforcement powers.*

- Individual respondents claim to have been unaware of the additional 2 week consultation.

*The additional 2 week consultation ran from 3 December to 17 December 2021 and the council's records show that the individuals who made these comments were sent a letter in amongst a total of 60 neighbours. No letters of representation were received in response to the second consultation.*

- The Norwich Society may wish to comment on the application. The decision should be delayed to allow them time to comment.

*The Norwich Society were consulted on this application in September 2021 but have not provided comment.*

- Query about which uses the bin storage area indicated on the plans is intended to serve. Concern about contamination from toxic materials (paints etc) if the premises is used as an artist's studio.

*The bin storage indicated on the plans is intended to serve all 3 uses, but since two of those uses are commercial, they will have their own private arrangements for refuse storage and collection, including safe disposal of any contaminated waste. Further details could be requested via condition, notwithstanding the details submitted so far, should the committee be so minded.*

- Concern that the unit could be used for noisy activities i.e. drumming or metal working.

*Such uses would not fall within Class E (g) (i), as is required by condition 7.*

- Query about the capacity of the drainage system for the installation of a shower.

*Any new connection would need to be agreed with Anglian Water. It should be noted that new connections could be made with or without the proposed development.*

- Concern about the new business having a parking permit.

*New businesses in controlled parking zones are not eligible for parking permits.*

- The report does not acknowledge pre-existing pressures on parking. What about parking outside of controlled hours?

*Existing parking pressures cannot be curtailed via this planning permission. An office use is anticipated to be used within the operational hours of the controlled parking zone (8am-6:30pm Mon-Sat). The office space is small and located within a residential area and close to public transport routes.*

- A construction management plan should be submitted before planning permission is granted. The lack of a construction management plan is indicative of the fact that there simply isn't the room for this new development in the narrow street of Maida Vale and in this already built-up residential area.

*It is normal practice for construction management plans to be agreed via condition. The plan would take into account the limited width of Maida Vale.*