

KEY INFORMATION

Ward Maryfield

Proposal

Change of Use from Commercial/Retail to Form 6 no Flats and Restaurant including Elevational Alterations

Address

7 Commercial Street
Dundee
DD1 3DA

Applicant

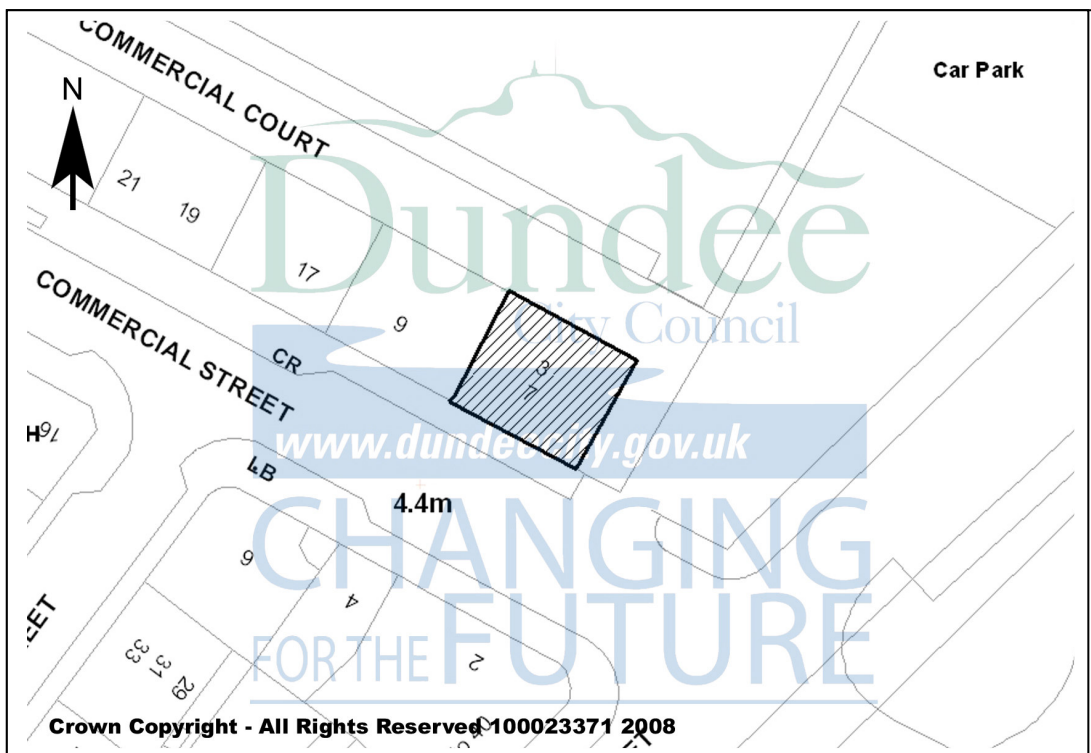
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Registered 10 Mar 2008

Case Officer P Macari



Change of use to restaurant and flats proposed for city centre shop premises

Change of Use from Commercial/Retail to form 6 no Flats and Restaurant including Elevational Alterations is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposed development is considered to comply with the provisions of the Dundee Local Plan Review 2005. The concerns of the objector are not supported. It is therefore recommended that planning permission be granted subject to conditions.

SUMMARY OF REPORT

- This application seeks full planning permission for the change of use of a B listed building to form a restaurant and 6 flats at 7 Commercial Street, Dundee.
- The applicant has completed the statutory neighbour notification procedure and the proposals were advertised as a bad neighbour development in the Dundee Evening Telegraph. One letter of objection was received raising concerns of noise disturbance during the development process.
- Policy 1 (Vibrant and Sustainable Communities), Policy 36 (City Centre Speciality Shopping and Non-Core Area), Policy 52 (Restraint on Licensed Premises in the City Centre), Policy 59 (Alternative Uses for Listed Buildings), 60 (Alterations to Listed Buildings) and Policy 61 (Development in Conservation Areas) of the Dundee Local Plan Review 2005 are relevant to the outcome of this planning application.

DESCRIPTION OF PROPOSAL

This application seeks planning permission for the change of use from storage and retail to a restaurant and 6 flats. The restaurant is to be located on the ground floor with 2 two bedroom flats accommodated on each of the proposed upper floors. The only external alterations to the existing building will involve the formation of 2 additional points of access on the ground floor of the front elevation to serve the proposed restaurant. These points of access shall be situated in place of the existing window openings at the north and south sides of the front elevation. It is also proposed to block up the existing garage entrance on the rear elevation as well as replace the existing roof lights and introduce 4 window openings into the existing stringcourse on the front elevation of the building. The existing point of entrance from Commercial Street shall be utilised to give access to the upper floors of the building.

The internal alterations will involve overhauling the entire internal workings of the building. Such works will involve the removal of the existing spiral stair, hydraulic lift, engineer's crane and safe as well as the upper floors of the building which currently house the engineers workshops, storage facilities and office space.

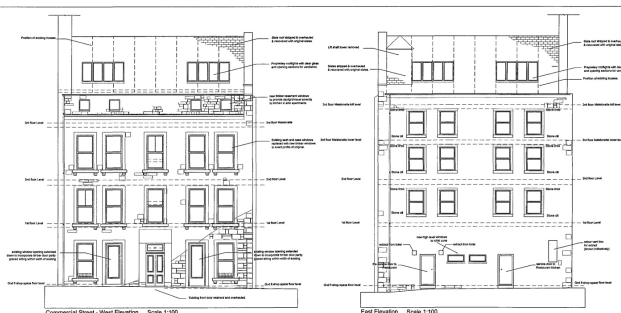
It is proposed to incorporate the hydraulics of the lift into the ground floor restaurant as a feature reflecting the historic use of the building.

SITE DESCRIPTION

The application site is located on the eastern side of Commercial Street on the junction between Gellatly Street, Dock Street and Commercial Street. An access road leading to Commercial Court which bounds the site to the rear forms the southern boundary to the site.

The application site comprises a B listed 3 storey end terraced stone built tenement building with a slate pitched roof. The ground floor is occupied by a Class 1 retail unit that sells electrical and lighting equipment. Unlike neighbouring properties, the rear of the

building (all 3 stories) is currently used as an electrical workshop. The building can be split in half with the front (west) of the building being used for commercial purposes (retail and office space) and the remainder of the building being used for storage and



manufacture of electrical components on a need by need basis. The 1st and 2nd floors are mezzanine levels added to the building during the early 1900's. The mezzanine levels have been constructed around the perimeter of the



building so that the middle remains hollow from floor to ceiling. The building was originally used as a warehouse for the storage of steel beams and manufacture of electrical equipment. The steel beams were stored vertically hence the middle of the building being hollow.

The building in its current form demonstrates uniform fenestration on the front elevation with all window openings being of the same size and

proportion although the timber framed sash and case windows vary in style due to ad-hoc repairs throughout the last 100 years. There is only one point of access to the building from Commercial Street with business access only to the rear of the premises.

The main door on the front elevation is of a 6 panel timber design.

The ground floor windows have decorative steel guards to protect the glazing. The roof has a large west facing roof light that stretches the length of the building. Due to the high wall head on the west elevation of the building, the roof light is not visible from Commercial Street.

There are several door openings at ground floor level on the rear elevation. One of which provides access to an integral garage added during internal alterations during the 1960's, the others pedestrian access to the building. The garage door originally gave access for a horse and cart to drag steel beams into the building where they would be harnessed and hoisted using the engineer's crane, into a vertical position for storage.

Of historic interest within the building is the hydraulic lift located in the south eastern corner of the building that gave access to the 1st and 2nd floors, the engineer's crane located on a gantry traversing the roof space and safe located on the first floor and built into the southern gable. At the same time as the formation of the mezzanine floor levels, a spiral stair built from a ship's mast was erected at the front of the building giving access to the 1st and 2nd floors. Many of the alterations made to the building including the formation of partition walls, formation of a new lift cage and lift shaft were constructed from tea chests bearing the stamps of various colonial tea companies.

The access road and Commercial Court are finished in whinstone cobbles as is the ground floor of the application site. This was because a hard wearing surface was required for the steel beams

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 2005

The following policies are of relevance:

Policy 1: Vibrant and Sustainable Communities - the Council will promote vibrant communities, encouraging the development of a range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any effect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

The design and layout of all new housing in Dundee should be of a high quality. As a basis for achieving this, new development will be required to conform to the Design Standards contained in Appendix 1 of this Local Plan unless:

- a the City Council, through either site allocation in the Local Plan or site planning briefs, considers it appropriate to vary the standards to reflect the constraints or opportunities offered by the development of a particular site; or
- b the proposal is within an established low density residential area, in which case the density of the new development should reflect this and more generous external space standards will be required.

New housing development should also have regard to the principles of the City Council's Urban Design Guide.

In addition, new housing development should meet "Secured by Design" standards. New residential streets should be designed to promote low vehicle speeds of 20 mph or less. New housing should have regard to opportunities to maximise energy efficiency and promote sustainable waste management.

Where conversion of a listed building or other building worthy of retention is

proposed, there may be limited flexibility in applying parking and garden ground requirements where compliance is impractical. The development of flats through conversions of buildings of merit may also be acceptable where conversion to flats is the only appropriate action.

Policy 36: City Centre Speciality Shopping and Non Core Area - within the City Centre Speciality Shopping and Non Core Area defined on the City Centre Retail Area map proposals for retail use, will be encouraged. Non retail uses within Class 1 (Shops), 2 (Financial, Professional and Other Services) and 3 (Food and Drink) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 will also be supported. Proposals for ground floor premises involving uses falling outwith these Classes will not normally be permitted.

Policy 52: Restraint on Licensed Premises in the City Centre - within the City Centre as defined on the Proposals Map, care will be taken to avoid an excessive concentration of public houses and nightclubs, particularly those in close proximity to residential areas. As such, there will be a presumption against the establishment of licensed premises (excluding restaurants) in the City Centre:

- a with a total floor area in excess of 300m²; or
- b any more than one in five units in a single frontage where the combined floor area is in excess of 300m².

This restraint will not apply in the Cultural Quarter although the development of night clubs will be carefully controlled so that they do not dominate its character and disrupt the Quarter as a daytime visitor environment.

Policy 59: Alternative Uses for Listed Buildings - suitable alternative uses will be considered for listed buildings where this is necessary to secure their future. Any adaptation of the fabric must be undertaken carefully and sensitively and have minimum impact on the architectural and historic interest, character and setting of the building. Reference should be made to other policies in the Plan.

Policy 60: Alterations to Listed Buildings - the alteration of a listed

building will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character. Alterations will not be permitted where the works would diminish the architectural integrity of the building or its historic interest.

The City Council will provide specific supplementary guidance on the following: window and door alterations, advertisements, shopfronts, roller shutters, treatments to masonry and painting and use of materials.

Policy 61: Development within Conservation Areas - within Conservation Areas all Development Proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features and historic pattern of streets and spaces, as identified in the Conservation Area management plans to be advanced in the near future.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Scottish Planning Policy 3: Planning for Housing (2003) - SPP3 reflects the key planning policies in Scottish Planning Policy 1: The Planning System, addressing them in relation to new housing. The measures are intended to promote a more attractive and sustainable living environment as part of the wider investment in new housing.

Planning Advice Note 67: Housing Quality 2003 - this seeks to promote high quality design in new housing developments. This Note supports the preparation of design statements in conjunction with planning applications and the need for successful residential developments not to be limited by road standards or to benefits of Home Zones.

National Planning Policy Guidance 18: Planning and the Historic Environment sets out the framework for dealing with applications relating to listed buildings. It makes particular reference to the "Memorandum of Guidance on Listed Buildings and

Conservation Areas" which provides more detailed guidance on listed building proposals.

Designing Places: A Policy Statement for Scotland - this Statement from the Scottish Executive sets out their aspirations on the design and the role of the planning system for delivering these aims. It promotes the need for high quality design of buildings and layout for proposed developments and in particular it highlights the advantages of the Masterplan process.

Memorandum of Guidance on Conservation Areas and Listed Buildings 1998 (Historic Scotland)

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

Supplementary Planning Policy Guidance on Houses in Multiple Occupation: Policy HMO4 seeks to control multiple occupation in new residential properties and substantial conversions in the Central Dundee Housing Investment Focus Area. It states that the Council will secure this objective through Section 75 Agreements.

Dundee - The Urban Design Guide.

SUSTAINABILITY ISSUES

The conversion of the B listed building for residential and commercial purposes, is consistent with the Sustainability policies of this Council.

SITE HISTORY

Planning Application Ref: 07/00909/COU and Listed Building Application Ref: 07/00899/LBC sought planning permission and listed building consent for the conversion of the application site into 2 commercial units on the ground floor and 6 flats on the upper floors. These applications were withdrawn before they could be reported to the Development Quality Committee. The applications were withdrawn because the nature of the proposals and the lack of justification and supporting information failed to demonstrate that the proposals would have had a positive impact upon the B listed building.

This application is accompanied by Planning Application Ref: 08/00187/LBC.

PUBLIC PARTICIPATION

The applicant has followed the statutory neighbour notification procedure. One letter of objection has been received requesting that the hours of development be changed should planning permission be granted to allow for noise sensitive businesses to carry on operating without disruption during the construction process.

CONSULTATIONS

The Council's Head of Environmental Health & Trading Standards Department has raised concerns over the issues of both air quality and noise to which residents of the proposed dwellings will be subjected. He also has concerns about the possibility of contaminated land given the historical use of the site. Whilst acknowledging his recommendation that both an Air Quality report and Noise Impact Assessment be submitted prior to determination of the application, subsequent discussions between representatives of Planning and Transportation Department and Environmental Health and Trading Standards Department concluded with the decision that the matters of noise disturbance, air quality and contaminated land be addressed by way of condition.

Scottish Water have no objections to the proposed development.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above

Policy 1 Vibrant and Sustainable Communities - this Policy seeks to minimise the affect of developments on the environmental quality of residents by virtue of design, layout,

parking and traffic movement issues, noise and smell.

The proposal under consideration involves a conversion of a Category B listed building currently used for Class 1 Retail on the ground floor and an electrical engineers workshop/warehouse on the floors above to a restaurant and 6 flats. The property is an end terraced 4 storey building that occupies a prominent location on the Commercial Street/Dock Street junction. To the north there are adjoining tenement buildings of a similar scale, design and massing, to the east is Gellatly Street car park and to the south is Dock Street and Victoria Quay To the west on the opposing side of Commercial Street are recently built 4 storey tenement buildings with commercial premises on the ground floor and residential above.

With regard to the layout and design of the proposed restaurant, it is considered that these will not adversely impact on the environmental qualities of the surrounding residents by virtue of the minimal alterations proposed to the exterior of the building. With regard to noise and smell, it is recognised that the use proposed may result in a potential to adversely impact on surrounding occupiers. It is intended to attach conditions requiring the installation of ventilation and extraction systems to any permission granted that would offer control over such matters.

The city centre location coupled with the lack of public access to the rear of the site makes it extremely difficult to provide any associated off street car parking spaces or off street servicing facilities for the proposed restaurant and flats. However, this situation applies to almost every tenement building incorporating commercial and residential uses within the city centre. Therefore in conjunction with Appendix 1 of Policy 4, within the ground floor of the building secure cycle and bin storage will be provided. With this in mind the lack of off street car parking/servicing will not significantly impact upon road safety or the amenity of existing and future residents. In addition, there are on street parking facilities on Commercial Street and Exchange Street as well as an abundance of parking available in Gellatly Street multi-storey car park.

With regard to the proposed use as a restaurant and its potential effect on

the environmental qualities of the surrounding residents, this matter is discussed in full under the terms of Policy 36 below. However, any potential impact on neighbouring residents by virtue of noise or smell can be addressed by way of planning conditions as detailed above.

In light of the above, it is considered that the proposal complies with Policy 1 of the Plan.

Policy 4: Design of New Houses - where conversion of a listed building or other building worthy of retention is proposed, there may be limited flexibility in applying parking and garden ground requirements where compliance is impractical. As discussed above, due to the constraints of the location of the application site with regard to access and amenity space it is not possible to provide off street car parking or garden ground for the proposed restaurant and flats. This is very common throughout the City Centre and without a relaxation of these requirements the proposed development would not be possible. While each of the proposed flats could be served by balcony to the rear, a balcony would significantly impact upon the character and setting of the building. Therefore a relaxation of the criteria of Appendix 1 is considered necessary and in compliance with the provisions of Policy 4. However, with regard to the remaining criteria of Appendix 1, all flats will have a floor area greater than 60sqm and be served by secure cycle and bin storage on the ground floor beneath the communal stairwell. Further, the applicant has demonstrated that the conversion of the B listed building to a restaurant and 6 flats is the most appropriate and economically viable solution to safeguarding the future of the B listed building. The proposed development is therefore considered to comply with the provisions of Policy 4 of the Plan.

Policy 36: City Centre Speciality Shopping and Non Core Area - within the City Centre Speciality Shopping and Non Core Area defined on the City Centre Retail Area map proposals for retail use, will be encouraged. Non retail uses within Class 1 (Shops), 2 (Financial, Professional and Other Services) and 3 (Food and Drink) of the Town and Country Planning (Use Classes)(Scotland) Order 1997 will also be supported.

The shopping area outwith the City Centre core offers a range of generally less mainstream retailing than the core area. It includes streets like Castle Street, Union Street and Commercial Street. Given its lower intensity of shopper attraction, this is an area which can accommodate a wide range of non-retail uses including Class 3 (Food and Drink). This is demonstrated by the location of a host of successful specialist retail and restaurant units within Commercial Street and surrounding environs. Most notably it is non-core City Centre areas such as commercial street that commercial and residential uses tend to be located. It is therefore considered that the principle of both commercial and residential uses within this non-core City Centre location comply with Policy 36 of the plan.

Policy 52 Restraint on Licensed Premises in the City Centre - with regard to the proposed restaurant use, it is generally recognised that licensed premises can make a positive contribution to the diversity and vitality of the city centre, making them attractive to visitors and residents alike. Policy 52, while welcoming licensed premises in the city centre, advises against an over concentration of such uses close to residential properties. The proposed development will form one of two Class 3 uses in the immediate vicinity of the application site, with others present in the area of Commercial Street north of the junction with Murraygate. Consequently, it is considered that the proposed use does not contravene Policy 52 of the Plan.

Policy 59 (Alternative Uses for Listed Buildings) - it is considered that the use of the building as a restaurant with 6 flats above has the potential to safeguard the future of the property. The applicant has justified the proposed redevelopment of the building through demonstrating that the cost of on-going maintenance using materials expressive of the period and form of the application site is in excess of what the existing electrical engineering business can sustain. The building has been marketed with various alternative uses explored. However, only one offer was received and on the day of completion the offer was withdrawn and no others have been placed. The reasons that the offer was withdrawn were based on the economic viability of the proposed

redevelopment of the building. The applicant has therefore pledged to bear the costs of redevelopment in order to safeguard the future of the building. In this respect, it is concluded that the proposal does not contravene the aspirations of this Policy.

Policy 60 Alterations to Listed Buildings - this Policy states that alteration of a listed building will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character.

The building that is the subject of this application is recognised as a fine example of a 19th Century tenement building typical of Dundee City Centre. However, the building is very deceptive in that it is only now that the applicant proposes to use the building for purposes incidental to that of its City Centre location. Previously the building has been used as a steel storage warehouse and currently an electrical engineers workshop with ancillary retail and office accommodation. It is particularly notable for its strong contribution to the streetscape and the quality of both its original design and the alterations throughout the 1900's, particularly the hydraulic lift, mezzanine floor layout and engineers crane used to hoist the steel beams into position. Although a victim of long term neglect due to economic decline, the character of the former warehouse is relatively unaltered by 20th century interventions. The applicant has demonstrated that a limited amount of external alterations are to be undertaken and the principal elevations are to be left largely intact. However, given the ad-hoc formation of the existing upper floor levels the internal workings of the building will have to be completely overhauled to accommodate the proposed developments. The alterations proposed are considered to be acceptable and consequently, the application is considered to be in accordance with Policy 60 of the Plan.

Historic Scotland has been involved in informal discussions on the details of the intended conversion works. Although no objections have been raised, there was concern that the proposals would significantly impact upon the character of the building to the extent that it may no longer merit listed status. It was recommended that the supporting statement be revised to

accommodate the needs of Historic Scotland with regard to economic viability and exploration of alternative uses for the building. A revised supporting statement has since been submitted.

Policy 61 Development in Conservation Areas - this policy requires that all development proposals within conservation areas will be expected to preserve or enhance the character of the surrounding area. In light of the comments in Policy 60 above, it is concluded that the proposals are in full accordance with the requirements of Policy 61.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Material Considerations

The other material considerations to be taken into account are as follows:

- a Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires planning authorities, in considering applications that affect listed buildings, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which they possess. Section 64 of the Act requires that the Council have special regard to any buildings or other land in a conservation area and special attention shall be paid to the desirability of preserving and enhancing the character and appearance of the area.

This matter has already been considered in the assessment of the proposed development under Policies 60 and 61 of the Dundee Local Plan Review 2005 and it was concluded that the proposal would not detract from the appearance of the listed building or adversely impact on the setting of the conservation area. Consequently, it is considered that statutory duty set out in these Sections of the Act is discharged.

- b The Memorandum of Guidance on Listed Buildings and Conservation Areas is of relevance and supports alternative uses for listed buildings to ensure their

protection. As noted above, Historic Scotland have been involved in pre-application discussions and the partner Listed Building application will be referred to Historic Scotland for ratification should the application be approved.

Due to the changing nature of the electrical engineering business and the limitations of a city centre location, the upper floors, of the application site have lain empty and unused for some time. Consequently the building is now showing significant signs of disrepair and neglect. The proposed internal alterations will significantly impact upon the existing layout of the building with the hydraulic lift and engineers crane being removed. However, the applicant has submitted economic and structural justification demonstrating the need for such alterations when considering the redevelopment and longevity of the building. The proposals incorporate the key elements of the hydraulic lift into the internal workings of the proposed restaurant so that the former uses of the building are incorporated into that proposed. While the proposals are considered to comply with the criteria of the Development Plan, it is considered that the above material considerations, the terms of which are confirmed by Policies 59, 60 & 61 of the Plan, are given significant weight in the determination of this application.

- c Views of the objector

One letter of objection has been received requesting that the hours of development be outwith the standard working day. This is to accommodate noise sensitive businesses operating out of the ground floor of neighbouring buildings. Given the level of existing noise generated by passing traffic, it is considered that the proposed works will not generate a level of noise anymore significant than existing. This concern is not supported.

- d Supplementary Planning Policy Guidance on Houses in Multiple Occupation

Concerns have previously been expressed by the Committee about the conversion of dwellings in the city centre and the west end to HMO's with resulting adverse impacts on residential amenity. In September 2006 the Planning and Transportation Committee approved Supplementary Planning Guidance for controlling HMO's. This states in Policy HM04 that the occupation of dwellings in new residential developments or substantial conversions by 3 or more unrelated people will be prevented through the use of Section 75 Agreements. Given that the proposed conversion will provide 6 2 bedroom flatted units it is considered that such properties would not constitute substantial conversions and therefore this policy does not apply to the proposed development. It is therefore considered that it would be inappropriate in this case to restrict changes of use of the dwellings in the development to HMO's.

It is concluded from the foregoing that there are no material considerations such as to justify the refusal of planning permission contrary to the provisions of the Development Plan. It is therefore recommended that planning permission be granted with conditions.

Design

The treatment of the listed building is handled sensitively and any interventions are restricted to that necessary to provide a quality facility without prejudice to the external character and integrity of the property. The applicants have also justified the requirement for the proposed internal alterations with the incorporation of the key features into the proposed layout of the restaurant.

CONCLUSION

This particular property, due to its position on the junction between Dock Street and Commercial Street, occupies a prominent location in the local area. The building has played a pivotal role throughout its life as a steel warehouse, electrical engineering workshop with ancillary office and retail accommodation while all the

time enhancing the character of the streetscape through its deceptive appearance. It is only now due to the lack of maintenance through the changing nature of the electrical engineering business that the building is beginning to show signs of significant neglect to the detriment of not only the building itself but also to the character and setting of the surrounding conservation area. Its use for commercial and residential facilities that will secure its future is to be welcomed even more so because the proposal adheres to the requirements of the development plan. The application site is a fine example of a Category B listed building that has remained relatively untouched despite the various uses that have occupied the property in recent years. In order to safeguard the longevity of this important local building it is recommended that support of the application should be offered in this instance.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 BEFORE WORK STARTS ON SITE, an air quality report shall be submitted to this Planning Authority for written approval. If approved, any mitigation measures as detailed in the stamped approved air quality report shall be implemented before the proposals are brought into use and thereafter maintained in perpetuity.
- 3 BEFORE WORK STARTS ON SITE, sections and detailed elevations to a scale of no less than 1:20 of the proposed external doors, windows, rooflights and stringcourse windows shall be submitted to this Planning Authority for written permission and thereafter installed in accordance with the approved details.
- 4 BEFORE WORK STARTS ON SITE, details of the proposed extraction and ventilation system shall be submitted to this Planning Authority for written

approval. For the avoidance of doubt, the details should show all ducting and high level venting internally.

- 5 Noise from all plant and machinery associated with the proposed restaurant including the proposed ventilation and extraction system as required by Condition 4 shall not exceed NR 35 when measured 1m external to the facade of the building and NR25 when measured from within the flats above.
- 6 BEFORE WORK STARTS ON SITE, an environmental noise impact assessment shall be submitted to this Planning Authority for written approval. For the avoidance of doubt the purpose of the environmental noise impact assessment is to ascertain whether the proposed flats will be subject to excessive noise disturbance from passing traffic and if so to demonstrate how this can be overcome. Once approved any noise mitigation measures will be implemented in accordance with the approved details.
- 7 This Planning Authority shall be immediately notified in writing if any ground contamination is found during construction of the development, and thereafter a scheme to deal with the contamination shall be submitted to, and agreed in writing by, the Council as Planning Authority. The scheme shall include a full timetable for the remediation measures proposed. Verification shall be provided by the applicant or his agent, on completion, that remediation has been undertaken in accordance with, and to the standard specified in, the agreed remediation scheme.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interest of providing a pleasant environmental quality for future residents of the City Centre.
- 3 In the interest of safeguarding the historic fabric of the B listed

building and surrounding conservation area.

- 4 In the interest of safeguarding visual and residential amenity.
- 5 In the interest of safeguarding residential and commercial amenity of the City Centre
- 6 In the interest of safeguarding residential amenity.
- 7 In the interests of providing commercial and residential facilities that are free from contamination and safe for habitation.