

## Appendix 4: Internal and External Consultee Representations

Commentator	Comment	Response
Resident, Lawrence Road	This looks like a well put together and considered scheme	Noted.
GIM Property, freeholder of Nos. 803-805 High Road	<p>Generally, our clients have the same concerns that were raised in correspondence to you on the 7 July 2020 in respect of application No. HGY/2020/1361.</p> <p>The Bricklayers Arms Public House was constructed in the late 19th century and has traded as a public house on the High Road throughout to date. It is noted that the application seeks to provide a substantial number of residential units on the site, considerably more than the residential accommodation that serves the building at present. There are three flats that will have amenity space immediately adjacent to the Public House trade garden – one at ground floor and two balconies at first and second level that will also overlook the garden</p> <p>Our clients main concern is that they have traded this property many years and in January of this year, agreed a new License with the Council for the garden and the servery to be able to trade until 10pm on every night of the week. The current License in respect of the internal areas of the property remains for use up until 1am all nights of the week. It is therefore considered that the current trading situation will have an impact on any nearby residential accommodation. In the long term our clients do not wish to find that their trade has been restricted by this new development.</p> <p>Previously we drew attention to a number of statements contained within the daylight and sunlight assessment prepared by Hydrock Consultants Ltd. Several of the have been addressed, however, in item 4, existing building impact assessment, the VSC factor shows a reduction to every window at every floor level in both Nos. 803 and 805 High Road with 2 no windows at first floor level continuing to fail to provide the recommended level of light into the building. We therefore remain of the view that our client's residential accommodation is definitely impacted by the proposed development.</p> <p>Our clients position remains that they have concerns regarding the long-term position that the Public House has in the community and the affect that this development will have on the business.</p>	<p>Recommended noise and obscure glazed window conditions should ensure that the proposed homes would safeguard the long-term use of the beer garden.</p> <p>The impacts on the daylight of residents living on the upper floors of Nos. 803-805 High Road is considered acceptable.</p>

<b>Commentator</b>	<b>Comment</b>	<b>Response</b>
Councillor Bevan	<p>I am the Cllr responsible for responding to planning issues within this ward, I have visited the above address and my comments are below and are based on my observations and local knowledge during my 17 years as a Councillor for this ward.</p> <p>Given the prominent location of this site I would request that the input of the Conservation Officer and the implementation of this Officers recommendations would be essential as to the progression of this application, in particular relating to the height of this proposal.</p>	<p>Noted. The Conservation Officer has been consulted on the application (see main report &amp; Appendix 3).</p>