

**114 Union Street (Ward 10) – 25/00044/Local – Conversion of upper floor offices (Class 4) to form 13 residential flats (Sui generis), with alterations to roof including, height extension to fire escape stair, removal of lift shaft overrun, formation of flat roof and installation of plant – Planning permission, conditionally granted – Instruction to Executive Director of Neighbourhoods, Regeneration and Sustainability - Declaration of interest.**

**3** There was submitted a request by Anderson Strathearn for a Planning Local Review of refusal of planning permission for the conversion of upper floor offices (Class 4) to form 13 residential flats (Sui generis), with alterations to the roof including, a height extension to the fire escape stair, the removal of a lift shaft overrun, the formation of a flat roof and the installation of plant at 114 Union Street (Ward 10) – 25/00044/LOCAL.

After consideration, the committee conditionally granted planning permission,

(1) subject to an additional condition to read:-

**“09.** A detailed specification of measures to ensure effective water drain off and surface water management to the roof shall be submitted to and approved in writing by the planning authority prior to the implementation of any works to the roof. This specification shall include a schedule for gutter cleaning. The details approved shall be implemented in full prior to the occupation of any of the units hereby approved and thereafter shall be maintained throughout the operation of the development.”

**Reason:** In order to ensure no damage to the roof from surface water run-off.”  
; and

(2) instructed the Executive Director of Neighbourhoods, Regeneration and Sustainability to draft an appropriate condition to mitigate the potential loss of privacy by flats to the rear on Union Place, facing the NCP Car Park and to report back to the next meeting for its approval.

In terms of Standing Order No 27, Councillor Bolander declared an interest in this item of business and left the meeting and took no part in the discussion or decision thereon.