

11 Oswald Street (Ward 10) – 22/01759/FUL and 22/01758/CON – Demolition of building and erection of hotel with associated facilities and ancillary works and complete demolition in conservation area - Planning permission and conservation area consent conditionally granted.

3 There was submitted a report by the Executive Director of Neighbourhoods, Regeneration and Sustainability regarding an application by Riverfront Property Ltd Partnership for the demolition of a building and the erection of a hotel with associated facilities and ancillary works and complete demolition in a conservation area at 11 Oswald Street (Ward 10) - 22/01759/FUL and 22/01758/CON.

After consideration, the committee conditionally granted planning permission, subject to

(1) an additional condition No 34 to read:-

“Details of safe, sheltered and secure cycle parking, shall be submitted to and approved in writing by the Planning Authority and implemented and retained in accordance with the details approved, unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure that cycle parking is available for the occupiers/users of the development.”;

(2) an additional condition No 35 to read:-

“Prior to works commencing on site, further details shall be submitted for the top floor level treatment (west elevation), and shall include floor and elevational plans indicating the finishes to this elevation with reference to glazing, materials and any associated fixings. The development shall be implemented in accordance with details approved.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.”;

(3) an additional condition No 36 to read:-

“Prior to works commencing for the new hotel, details shall be submitted for works to the lane on the south boundary. These details shall indicate the full scope of works to the lane area, including materials, finishes and extent of lane area to be upgraded.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.”; and

(4) an additional condition No 37 to read:-

“Prior to demolition works commencing on site, further details shall be submitted for any works associated with the two connecting bridges between the application site and the existing building to the south including arrangements to manage any impacts upon the neighbouring building affecting its appearance or condition. The works will be implemented in accordance with any details approved.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail”.