SECTION 73 PLANNING APPLICATION
FOR CHANGE OF USE FROM OFFICE TO
THREE DOMESTIC DWELLINGS
AT
49 POST STREET
GODMANCHESTER
HUNTINGDON
CAMBS
PE29 2AQ

The revisions refer to Conditions 2 & 3 of Planning Application Ref: 21/00318/FUL.

A) Due to imperfections and a mishmash of existing brick and render on the South elevation to the Courtyard it is proposed that a through colour chalk white render finish to the whole of this wall will result in a much-improved visual aspect.

B) Due to the existing incline of the Courtyard towards the building and levels of the existing drain, concern was raised to the potential of flooding in the event of torrential rain and the inability of the drain to cope with the surface water of units 2 and 3 with doors extending below ground level. It is proposed to omit the doors in both units and replace these with windows in the same width openings.

C) The existing timber lintels on the front elevation to Post Street were found to be rotten upon exposure. The lintel towards the Eastern end has a steel beam behind it which is now redundant and needs to be removed as it conflicts with new structural steel beams proposed. The other timber lintel also conflicts with new steel beams and the floor structure. Brickwork will replace the timber lintels which will be painted white as per the whole elevation on the original approved application.

D) The depth of two first floor windows on the front elevation to Post Street have been reduced to comply with Building Regulations resulting from a slightly raised first floor level.

E) The location of the Cloakroom in Unit 1 has been moved due to insufficient drain fall to connect into the existing manhole in the Courtyard. The Cloakroom is now located in the previous cycle store. Cycles will now be secured in a Sheffield Cycle stand within the Courtyard as per the original Planning Permission, 21/00318/FUL Condition 7, and shown on approved drawings 749-1C and 749-6B by the previous agent.