

**D05**

**F/TH/22/1668**

**PROPOSAL:** Change of use of first floor retail (Use Class E) to 3no. 2 bed flats and 1no. 1 bed flat (Use Class C3), alterations to shopfront  
**LOCATION:** to facilitate sub-division of ground floor into 3no. retail units, following two storey rear extension

British Heart Foundation 113 - 117 High Street MARGATE Kent CT9 1JT

**WARD:** Margate Central

**AGENT:** Mr Peter Munnelly

**APPLICANT:** Silverland Properties Limited

**RECOMMENDATION:** Defer & Delegate

Defer and delegate for approval subject to the receipt of a satisfactory signed legal agreement to secure the contributions towards the SAMM project within 6 months and the following safeguarding conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**GROUND:**

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 0543-PL 1100, 0543-PL 1101, 0543-PL 2104, 0543-PL-2200-Rev A, 0543-PL 2201 and 0543-PL 2300 received 12 April 2023.

**GROUND:**

To secure the proper development of the area.

3 The external materials and external finishes to be used in the development hereby approved shall be as detailed on drawing numbered 0543-PL-2200-Rev A, received 12 April 2023.

**GROUND:**

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

4 Prior to the first occupation of the residential units, details of the construction of the ceilings and floors that separate the (residential and commercial unit) shall be submitted to and approved by the Local Planning Authority. The ceilings and floors shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 53 decibels. The weighted standardised difference (DnT, W) a

spectrum adaption term, Ctr, is quoted according to BS EN ISO 16283-1:2014 Acoustics - Field measurement of sound insulation in buildings and of building elements Part 1: Airborne sound insulation. The work shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

**GROUND:**

In the interests of the residential amenity of future occupiers of the flats in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

5 An acoustic assessment of compliance with condition 4 shall be submitted to the Local Planning Authority prior to the first occupation of the residential units hereby permitted. Any further mitigation measures recommended in the assessment to meet the criteria stated within condition 4 shall be submitted in writing for the written approval of the Local Planning Authority within 1 month of the assessment. All works which form part of the approved scheme shall thereafter be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority and thereafter maintained.

**GROUND:**

In the interests of the residential amenity of future occupiers of the flats in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

6 Prior to the first occupation of the flats hereby approved the windows in the northern elevation of Flat 4 and the bedroom windows of Flats 2 and 3, facing onto the internal courtyard shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first occupation of the development hereby permitted and permanently retained thereafter.

**GROUND:**

To safeguard the residential amenities of occupiers of the flats in accordance with Policy QD03 of the Thanet Local Plan.

7 The refuse storage facilities as specified upon the approved drawing numbered 0543-PL 1100 and received on 12 April 2023 shall be provided prior to the first occupation of the flats hereby approved and shall be kept available for that use at all times.

**GROUND:**

In the interests of the residential amenity of future occupiers of the flats in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

8 Prior to the first occupation of the flats hereby approved, the secure cycle parking facilities, as shown on approved drawing numbered 0543-PL 1101 shall be provided and thereafter maintained.

**GROUND:**

To promote cycling as an alternative form of transport, in accordance with Policy TP03 and SP43 of the Thanet Local Plan.

## SITE, LOCATION AND DESCRIPTION

The site lies within the main town centre of Margate and is a two storey building built in the 1960s and currently occupied by the British Heart Foundation Furniture and Electrical store. The building covers a floor area of three single shop units and has a wide shopfront comprising 8 large display windows and two sets of double doors at ground floor level facing onto the High Street. The ground floor is used for the main display area and the first floor, accessed by a stairwell to the rear of the store, is used for the storage and display of further large furniture items and electrical goods such as washing machines and fridges. The lower ground floor provides a small basement area with a staff room, toilet facilities and a plant room. The rear elevation faces onto Herbert Place and towards the Multi Storey Car Park and comprises double doors used for collections and donations.

## PLANNING HISTORY

PN13/TH/23/0004 - Prior approval for the erection of a 2-storey extension above existing 1st floor to provide 6 flats - Pending application awaiting determination

F/TH/17/0333 - Alterations to shopfront GTD 19 April 2017

TH/78/0770/A - Alterations to shopfront GTD 7 April 1981

TH/78/0770 - Retention of loading dock GTD 7 February 1979

## PROPOSED DEVELOPMENT

The proposal is for the sub-division of the ground floor retail unit into three separate retail units and change of use of the first floor from commercial retail use to 3No 2-bed and 1No 1-bed flat.

External alterations include alterations to the shopfront to facilitate the sub-division of the ground floor retail space into three units, and provide a separate access and window display area for each unit. At first floor level the existing vertical concrete facade is to be replaced by 6no. full length glazed windows to serve Flats 1, 2 and 3. To the rear it is proposed to erect a two storey extension comprising double glazed dark grey aluminium framed windows to serve Flat 4. Internally 4 self-contained flats would be created with access onto an internal open courtyard at first floor level.

The stairwell to the rear will be redesigned to create a separate access for the residential accommodation and a separate access for the retail units. The rear elevation would include two doors finished with dark grey shutters leading to separate recycling bin stores for the residential and commercial uses.

## PLANNING POLICIES

### **Thanet Local Plan 2020**

SP08 - Thanet's Town Centres  
SP10 - Margate Town Centre  
SP14 - General Housing Policy  
SP22 - Type and Size of Dwellings  
SP29 - Strategic Access Management and Monitoring Plan (SAMM)  
SP36 - Historic Environment  
SP43 - Safe and Sustainable Transport  
E04 - Primary and Secondary Frontages  
GI04 - Amenity Green Space and Equipped Play Areas  
HE02 - Margate Conservation Area  
HO1- Housing Development  
QD02 - General Design Principles  
QD03 - Living Conditions  
QD04 - Technical Standards  
TP03 - Cycling  
TP06 - Car Parking

## NOTIFICATIONS

Neighbours have been notified, a site notice posted and an advert placed in the newspaper and two representations have been received raising the following concerns:

- There are limited resources for new residents, poor pedestrian access and no parking in close proximity.
- This is just the first part of the planning application for these premises, which if passed will lead to a two story extension (application PN13/TH/23/004) being considered which will give a total 10 flats in this location!
- Out of character with the High Street
- Will cause major disruption whilst the construction is in progress with the already congested pedestrian area which is supposed to be no parking at any time!
- This will be a major blow for the struggling High Street traders.
- The British heart foundation will close if the application is passed as the final intended build will only have 3 small shops- not enough space for a large retailer.
- The addition of 4 dwellings on the first floor will not be suitable for the area as it is mostly commercial premises.
- There is no parking or loading access at the rear of the premises which the dwellings will exit.
- Herbert Place has double yellow lines and no loading at any time for its entire length.
- Changing the large commercial premises to small shops will not be good for the High Street as there are countless small empty shops already

- The loss of a major High Street retailer will have a significant impact on the High Street.
- Disruption caused by the construction phase will severely impact on High Street trading due to boarding, noise and dust.
- How will construction traffic access the area - High Street has no parking and restricted access from 10am until 5pm.
- Any disruption to the High Street will adversely affect my trade and lead to more empty shops.
- The passing of this "First Stage" will smooth the way for the second stage (PN13/23/004) for the two storey extension with 6 dwellings. Giving a total of 10 dwellings for the premises. This will be an unserviceable amount of dwellings in this area.
- The two storey extension will have an overbearing impact and significant loss of outlook

## CONSULTATIONS

**Conservation Officer** - Following a review of the proposed application I do not object to the conversion of the building in principle, especially not on the conversion of the space to residential. There is a limited implication to the setting and appearance of the nearby conservation areas due to the built development between the street scenes and as such is considered to be acceptable.

There is a separate prior notification to extend the building of which would have a greater sense of visual impact to the surrounding environment. However details of materials, colours and design choices have not been provided. These were requested and no further submission made as such I would withhold my comment on the level of implication on this element until further information is provided.

**KCC Highways** - No comments received

**Environmental Health** - Providing the ground floor remains retail use then the following ceiling/floor sound reduction condition will be sufficient to protect future occupiers above.

### COMMERCIAL/RESIDENTIAL NOISE TRANSMISSION

Prior to the occupation of the residential unit, details of the construction of the ceilings and floors that separate the (residential and commercial unit) shall be submitted to and approved by the Local Planning Authority. The ceilings and floors shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 53 decibels. The weighted standardised difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 16283-1:2014 Acoustics - Field measurement of sound insulation in buildings and of building elements Part 1: Airborne sound insulation. The work shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

An acoustic assessment of compliance with condition (x) shall be submitted to the Local Planning Authority prior to occupation of the premises hereby permitted. Any further

mitigation measures recommended in the assessment to meet the criteria stated within condition (x) shall be submitted in writing for the written approval of the Local Planning Authority within 1 month of the assessment. All works which form part of the approved scheme shall thereafter be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority and thereafter maintained.

**Southern Water** - Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

## COMMENTS

This application is reported to the Planning Committee at the request of Cllr Helen Whitehead to enable Members to consider the impact of the proposal upon the character and appearance of the area and impact upon neighbouring residential occupiers.

The main considerations in assessing the proposal are the impact on the character and appearance of the area, impact on the living conditions of neighbouring residential occupiers and highway safety.

### **Principle**

The site lies within the main town centre of Margate where Policies SP08 and SP10 relate to development within town centres and identifies the primary and secondary shopping frontages. Within the town centre, Policy E04 supports traditional high street retail functions falling within use classes A1, A2, A3, A4 and A5. These commercial, business and service uses (excluding pubs A4 and takeaways A5) have recently been brought under Class E of the Use Classes Order where the aim of the policy seeks to support the vitality and viability of the town centre.

The British Heart Foundation store has a retail presence within the High Street at ground floor with the first floor also used for retail and the storage of large furniture items. Customers are able to look at items on the first floor but this is primarily used for storage with the main display showroom being on the ground floor. The aim of Policy E04 is to ensure changes of use would not result in fragmentation or erosion of active frontages to a degree that would undermine the function of the centre. The application proposes to provide three retail units at ground floor level with the first floor providing residential accommodation. The site lies within the secondary frontage allocation, which allows for commercial at ground floor level and residential above. The proposal complies with Policy E04 and the other town centre policies, and is therefore considered to be acceptable in principle.

### **Residential Accommodation**

The change of use of the first floor of the building to create 4 residential units would represent development of previously developed land within the existing built-up confines, which is in accordance with policy H01 of the Thanet Local Plan. In this case the site is located close to local amenities and is considered to be sustainably located within the district. The development of this site for housing is therefore acceptable in principle subject

to the consideration of all material considerations in accordance with Local Plan policies and the NPPF.

### **Character and Appearance**

The application site is a two storey commercial building built in the 1960s. The building covers a floor area of three single shop units and has previously been occupied by the RACS (CO-OP) and Mackays retail outlets. The shopfront was altered through planning application permission F/TH/17/0333 from a centrally located entrance to the current shopfront appearance comprising two entrances.

It is proposed to alter the existing shopfront to facilitate the sub-division of the ground floor retail space into three units, and provide a separate access and window display area for each unit. The entrance doors to the retail units would be inset in a similar way to the existing northernmost door. At first floor level the existing vertical concrete facade is to be replaced by 6no. full length glazed windows, introducing a larger amount of glazing to this elevation. The building has a distinctly different appearance from that of the neighbouring buildings and is architecturally unrelated to any other building in this part of the High Street. The first floor windows are required to facilitate the conversion of the first floor into residential accommodation and would provide sufficient light into each flat.

With regards to the appearance of the elevation fronting the High Street the ground floor would retain its retail appearance and the active shop front required by policy E04, with the proposed works not significantly altering the appearance of the building within the streetscene.

At first floor level the existing austere concrete finish would be replaced by 6no. full length glazed windows to serve Flats 1, 2 and 3, with light grey reinforced concrete over cladding between each set of windows. A dark grey metal balustrade would be located on the roof for the maintenance of the existing flat roof.

The site is located close to the Margate Conservation Area which commences approximately 21 metres to the south beyond Covells Row, and is separated from the boundary of the conservation area to the east by the multi-storey car park. The Conservation Officer has been consulted and raises no objection in principle to the development as there is a limited implication to the setting and appearance of the nearby conservation area. It is considered that given the alterations to the building and the proximity of the building to the conservation area the proposed development would have limited impact on its setting, and the development therefore accords with Local Plan policies SP36 and HE02 and the NPPF.

The rear elevation faces onto Herbert Place and towards the Multi Storey Car Park. It is proposed to erect a two storey extension to the rear comprising double glazed dark grey aluminium framed windows to serve Flat 4. The existing stairwell will be redesigned to create a separate access for the residential accommodation and a separate access for the retail units with a metal canopy above the entrance to the flats. Two doors are included within the rear elevation finished with dark grey shutters leading to separate recycling bin stores for the residential and commercial uses. An internal open courtyard is proposed at first floor level between the flats fronting the High Street and the flat to the rear of the site

however this would be screened by the building and would not be immediately visible from the public realm.

The rear elevation of the building has a functional appearance with large prominent red coloured doors providing loading and unloading access for the building. Herbert Road was originally provided as a service road by KCC and together with the multi-storey car park this section of highway is functional rather than attractive to the wider streetscene. The proposed alterations would replace existing narrow vertical windows with more attractive dark grey aluminium framed windows with recessed brickwork detailing above. Together with the dark grey aluminium door to the retail units and dark grey shuttered doors to the recycling bin store, it is considered that the alterations would provide an overall enhancement to this elevation and the streetscene in general.

At roof level above Flat 4 it is proposed to install a dark grey balustrade for the external communal area that is reached via the stairwell. The balustrade is unlikely to be visible from the High Street elevation due to the depth of the building and only small sections are likely to be visible to the rear, between the vertical concrete sections of the building. However, this balustrading is 1.1 metres in height and would not therefore be overly intrusive or detrimental to the wider streetscene. There are soft landscaping areas provided outside Flats 1-3 and this would help soften the appearance of the built form and add biodiversity opportunities to the development.

Policy QD01 relates to sustainable design and sets out that all new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gasses and have resilience to function in a changing climate. Policy QD02 relates to general design principles and similarly requires new development to be well designed, respect and enhance the character of the area paying particular attention to context and identity of its location, scale, massing, rhythm, density, layout and use of materials appropriate to the locality. The development itself must be compatible with neighbouring buildings and spaces. This policy is further supported by paragraph 130 of the NPPF which states that decisions should ensure that development will function well and add to the overall quality of the area, and are sympathetic to local character and history, including the surrounding built environment. The existing building is architecturally unrelated to neighbouring building and it is considered that the proposed alterations would introduce window detailing within the High Street that would respect the glazing on the ground floor and would be appropriate in design terms on this unique building. The alterations would introduce modern materials offering potentially improved thermal properties and provide space for additional retail units and alternative uses for the building in the form of residential accommodation on the first floor. Given the variety of architectural styles within the High Street it is considered that the development meets the requirements of Local Plan Policies QD01 and QD02 and the NPPF.

## **Living Conditions**

Many of the commercial buildings within the High Street have residential accommodation within the upper floors and the change of use of the first floor of the building to residential would be compatible with neighbouring uses and likely to have a reduced potential for noise and disturbance to that of a commercial use.



In terms of the living conditions of the future occupiers of the proposed units, Policy QD03 requires new development to be of appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in policy QD04. The internal space standards referred to in policy QD04 are the National Described Space Standards (NDSS) which recognises the Council's belief that everyone has the right to a high standard of residential accommodation with sufficient space to meet their own needs. These policies are supported by paragraph 130 of the NPPF which requires a high standard of amenity for existing and future users. The first floor plan shows three 2 bedroomed flats (Units 1-3) and a one bedroomed flat (Unit 4). The minimum gross internal floor area required for a one bedroom two person flat is 50 sq metres and Flat 4 measures 54 square metres, which meets this requirement. The minimum internal floor space required for a two bedroomed 4 person flat is 70 square metres. Flats 1 and 2 measure 88 square metres and Flat 3 measures 95 square metres, which meets this requirement. In addition there is additional storage space provided on the ground and first floors for refuse bins and cycle storage. Each flat has a good internal layout and would provide a good standard of living accommodation for future occupiers.

The communal space would provide access to each flat and is accessible by occupiers of all flats. The 3 flats to the front elevation (Units 1 to 3) make good use of the shape of the building and the large windows would provide a good level of natural light into the rooms. The rear elevation of these flats face onto an internal courtyard where the private entrance for each flat is located, reached via an internal staircase from Herbert Place. The bedroom windows of Flats 2 and 3 face onto the courtyard will need to be finished with obscure glazing to ensure privacy is retained to these rooms. Whilst this would result in reduced outlook for these bedrooms, they are not the main bedrooms for the flats and, therefore given that the main bedroom and lounge area have good quality sized windows, the overall living conditions for the future occupiers of the units are considered to be, on balance, acceptable.

Flat 4 is located to the rear of the site and has windows facing Herbert Place and onto the internal courtyard. There is a distance of approximately 3 metres between the rear facing windows of this flat and windows of Flats 2 and 3. At this separation distance there is potential for direct overlooking and loss of privacy between flats, however the windows of Flat 4 that look into the courtyard are shown finished with obscure glazing. These windows are secondary windows to the flat with the main windows facing towards Herbert Place providing natural light and ventilation to the flat.

The windows within the front elevation are larger than the existing windows serving the commercial unit however these windows would overlook the High Street and have a similar relationship to other first floor windows in surrounding buildings. It is considered that whilst there may be some overlooking from these window it is unlikely that this would result in an unacceptable level of overlooking to warrant refusal in this instance. The windows within Flat 4 face towards the multi-storey car park and would not give rise to overlooking or loss of privacy.

Concern has been raised that the development would lead to loss of outlook and noise and disruption during the construction phase. The building works associated with this application are minimal and include alterations to the shopfront and first floor windows, and erection of

an extension to the rear with alterations to windows and doors. The concerns raised appear to relate to the works proposed through the pending Prior Notification application rather than this application, and are therefore not under consideration through this planning application.

Local Plan policy GI04 requires new dwellings with two bedrooms or more to provide safe doorstep play space for young children. These units would therefore be required to provide a safe doorstep play space. The layout and design of the development incorporates a shared outdoor space to the rear of the building, above Flat 4. This is not considered as doorstep playspace due to its roof level location, however, given the close proximity of the building to local amenities, parks and the beach, and the location of the site within the town centre where it is accepted that this is less opportunity available for doorstep playspace due to the constrained layout of units, it is accepted that doorstep is not achievable in this instance. The roof terrace will however provide external amenity space for the future occupiers of the development, which is a benefit of the scheme.

The recycling refuse storage for the residential units is located on the ground floor and is accessible from Herbert Place. This bin storage is separate from the commercial bin storage which is accessed through a separate door adjacent to the residential storage. Arrangements for waste collection will need to be agreed with the Council's Waste & Recycling department but the facilities shown would provide a solution that keeps the receptacles off the public highway and easy to access when required for use and on collection days.

The residential units would have access from Herbert Road and it is considered that this activity, together with the additional windows proposed facing the service road would provide greater natural surveillance of this space and would help provide a safe environment to the immediate and wider area.

The Council's Environmental Health department has been consulted and requires ceiling and floor installation to be installed between the commercial unit and the residential accommodation above. They have requested an acoustic assessment to be carried out and the mitigation measures carried out accordingly to safeguard the residential amenity of future occupiers. This can reasonably be achieved through planning conditions.

Given the above the living conditions for future occupiers of the flat and surrounding residential occupiers accords with Thanet Local Plan policies QD03, QD04 and GI04 and the NPPF.

### **Drainage**

Southern Water have been consulted and raise no objection requiring a formal application for any new connection to the public foul sewer to be made by the applicant or developer. As the development relates to an existing building connected to the water and drainage infrastructure it is reasonable to assume connections for the additional flat can be made to the services.

### **Unilateral Undertaking for new Residential Units**

Natural England has previously advised that the level of population increase predicted in Thanet should be considered likely to have a significant effect on the interest features for which the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and RAMSAR have been identified.

Thanet District Council produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' to deal with these matters, which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. To enable the Council to be satisfied that proposed residential development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required for all housing developments to contribute to the district wide mitigation strategy. This mitigation has meant that the Council accords with the Habitat Regulations and an appropriate assessment has been carried out.

The development would comprise one 1 bed flat and three 2 bed flats and therefore a Unilateral Undertaking is required to secure the required mitigation sought from Natural England, which in this instance would be £1,162. The applicant has confirmed a willingness to enter into a Unilateral Undertaking for the required contribution and therefore subject to this being received the proposal meets the requirements of Local Plan Policy SP29.

### **Highway Safety**

Within the town centre of Margate Policy TP06 states that new development proposals will not be required or expected to provide on site car parking spaces. The site is located within the town centre of Margate and whilst no parking provision has been provided the site lies within easy reach of public transport and there are public car parks within easy walking distance of the site including the multi-storey car park to the rear.

Cycle storage is shown on the first floor for occupiers of the flat that would provide secure cycle storage to promote sustainable travel to meet the requirements of Policy TP03.

Given the above it is considered the proposed development would meet the requirements of Thanet Local Plan policies TP03 and TP06 and the NPPF.

### **Other Issues**

- *Prior Approval Application*

Concerns have been raised in relation to a separate prior approval application. The Prior Approval application was submitted to the Council for the erection of two additional storeys above the building to provide 6 units of residential accommodation through Class AB of The Town and Country Planning (General Permitted Development) Order referred to above (PN13/TH/23/0004). Development within Class AB relates to new dwellinghouses on terrace buildings in commercial or mixed use and allows for up to two additional storeys to be constructed above a building of two or more storeys without the need for planning permission, subject to meeting a number of criteria.

Development through the provisions of Class AB is permitted subject to a number of conditions that are set out within AB.2, which includes the requirement to submit a prior approval application, within which the Council are able to consider the external appearance of the proposed works and the impact upon residential amenity of future occupiers of the residential units and surrounding uses.

Concerns raised by nearby neighbours appear to relate to the prior approval application as this application was advertised in advance of the full planning application that is now being considered. The Conservation Officer has withheld comment on the separate prior notification application, requiring further details of materials, colours and design choices of the proposed works. Negotiation is also currently taking place on the design of the development, with consideration given to the impact it would have upon the streetscene.

The prior notification application has not yet been determined and is still under consideration, with a decision expected to follow the decision made on the full application by members. The constitution does not currently allow for prior notification applications to be called in by members for consideration at planning committee, as they fall under the permitted development process and are not classed as planning applications, however, the views of residents will be taken into consideration in the determination of the prior approval application.

- *Construction Noise*

The construction process is regarded as temporary in nature and noise nuisance complaints are considered through Environmental Health and would be a civil matter and is not considered to be material consideration in the determination of this planning application.

## **Conclusion**

The proposed development retains retail use at ground floor level together with an active shop front and therefore does not conflict with the Council's Town Centre policies. The change of use of the first floor of the building to create 4 residential units would meet the requirements of Policy H01 and provide a good standard of living accommodation for future occupiers and would not result in significant harm to the residential amenities of nearby residential occupiers.

It is therefore recommended that Members approve the application subject to a signed unilateral undertaking being received, and the addition of safeguarding conditions.

## **Case Officer**

Rosemary Bullivant

TITLE:

F/TH/22/1668

Project

British Heart Foundation 113 - 117 High Street MARGATE Kent CT9 1JT

Scale:

