

## DEVELOPMENT MANAGEMENT COMMITTEE – 1 DECEMBER 2021

<b>Application Number</b>	3/21/1916/FUL and 3/21/1917/LBC
<b>Proposal</b>	Single storey rear extension and glazed infill extension and alterations to fenestration.
<b>Location</b>	Courtyard Arts Centre, Port Vale, Hertford, SG14 3AA
<b>Applicant</b>	Mr Paul Cavill
<b>Parish</b>	Hertford
<b>Ward</b>	Hertford Bengo

<b>Date of Registration of Application</b>	13 September 2021
<b>Target Determination Date</b>	08 November 2021
<b>Reason for Committee Report</b>	Application site relates to land which is owned by East Herts Council to which an objection has been made which is material to the development proposed
<b>Case Officer</b>	Emma Mumby

### **RECOMMENDATION**

That Planning Permission and Listed Building Consent be **GRANTED** subject to the conditions detailed at the end of this report.

#### **1.0 Summary of Proposal and Main Issues**

1.1 Planning permission is sought for a single storey rear extension and glazed infill extension and alterations to fenestration. Permission was granted in 2015 for a single storey rear extension and a glazed infill extension to the courtyard of the building. Subsequently, a planning permission was granted in 2018 for a similar scheme, for the erection of a single storey rear extension (with alterations

proposed to the number and size of roof lights) and with the infill courtyard extension designed with part glazed elevations and a slate roof abutting the existing Courtyard Arts Centre building (which is curtilage listed). The previous 2018 consent is identical to the scheme under consideration. The proposal, as in the previous applications would result in the loss of public parking provision in the adjacent car park to the rear of the building. The increase in floor space available for this community use weighs significantly in favour of the proposals.

- 1.2 The main issues for Members to consider relate to the community benefit, design and impact on heritage assets, impact on mature trees, impact on parking provision and flood risk. These issues are the same as those considered under the 2015 and 2018 applications but now must also consider the policies set out in the Bengo Neighbourhood Area Plan which now forms part of the Development Plan.

## **2.0 Site Description**

- 2.1 The application site lies on the southern side of Port Vale, close to the junction with Port Hill within the Hertford Conservation Area. It comprises a part two storey, part single storey building established historically as the curtilage listed stable building for the adjacent Grade II listed Vale House, to the east of the site.
- 2.2 To the north of the site is a primarily residential area; whilst to the east fronting Port Hill are a mix of residential, commercial and community uses.
- 2.3 Immediately to the rear and the east of the site is a Council owned public car park, which includes allocated parking for the Courtyard Arts Centre and nearby residents.

2.4 The scheme initially included a concrete platform for the storage of refuse bins. The proposal has been amended to remove this element due to concerns raised by the Landscape Advisor.

### **3.0 Background to Proposals**

3.1 The Courtyard Arts Centre was established in the former stable building associated with Vale House in the mid 1990's and opened formally in 1996. It is a self-funded charity which runs art classes, events and outreach activities across the community.

3.2 The information submitted within the Design and Access Statement states that the centre is very well used and has outgrown the capacity of the existing building and needs more space and a better planned space to cater for demand and improved facilities for the public.

3.3 Two extensions are proposed to the building; firstly, an infill extension to enclose the existing courtyard to provide a glazed reception and café area, and secondly, a single storey rear extension to provide an additional studio area and store. The proposed rear extension would project into the adjacent public car park and would result in the loss of some public parking as a result.

### **4.0 Planning History**

The following planning history is of relevance to this proposal:

Application Number	Proposal	Decision	Date
3/15/1607/FUL	Single storey rear extension and glazed infill extension	Grant	11.11.2015

3/15/1608/LBC	Single storey rear extension and glazed infill extension	Grant	11.11.2015
3/18/1548/FUL	Single storey rear extension and single storey partially glazed infill extension. Alterations to fenestration.	Grant	07.11.2018
3/18/1549/LBC	Single storey rear extension and single storey partially glazed infill extension. Alterations to fenestration.	Grant	07.11.2018

## 5.0 **Main Policy Issues**

- 5.1 These relate to the relevant policies in the East Herts District Plan 2018 (DP), the adopted Bengeo Neighbourhood Area Plan (BNAP) and the National Planning Policy Framework (NPPF).
- 5.2 It should be noted that the Bengeo Neighbourhood Plan was not adopted at the time of the previous approvals.

<b>Main Issue</b>	<b>DP policy</b>	<b>BNAP policy</b>	<b>NPPF</b>
Community benefit	CFLR7	HBC1, HBC4	Section 8
Visual impact and impact on heritage assets	DES4, HA1, HA4, HA7,	HBC2, HBH2	Sections 12 and 16

Impact on parking provision	TRA3	HBT5	Section 9
Impact on mature trees	DES2, DES3	HBH3	Section 15
Flood risk	WAT1	-	Section 14

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

## **6.0 Summary of Consultee Responses**

- 6.1 EHDC Conservation and Urban Design Officer object to the proposals. This application relates to the Stables to Vale House, Grade II Listed Building and is curtilage listed under the 1990 Act. They note that planning permission and listed building consent for the current scheme was previously granted and that this is a 'refresher' – the granted scheme not having been executed and the three year time limit having expired.

The previous approval in 2015 was supported. The main revision in comparison to that previous approval is the replacement of the proposed glazed roof with a slate roof. This may blur the distinction between the old and new parts of the building, but will result in a more comfortable internal environment. The proposed roof lights to the extension lack glazing bars and should be revised.

The submitted drawings for this refresher application include the drawing that was objected to. However, the objection was not addressed in the subsequent approved Revision E for which the Conservation and Urban Design Team was not re-consulted upon.

The previous objection still stands – hence we object to this new application. However, under the circumstances we will leave it to DM to consider whether 11184-P002-Rev D – ‘Proposed Plans, Elevations and Location’ is acceptable.

- 6.2 HCC Historic Environment Unit has commented that it is unlikely that the proposal will have any significant impact on heritage assets of archaeological interest.
- 6.3 EHDC Landscape Officer has commented that as far as the proposed extensions are concerned, there will be no unacceptable adverse impact on the nearest limes trees provided a mini pile system is used for the ramp as recommended in the arboricultural report and the tree protection measures and arboricultural method statement also contained therein are followed and adhered to.
- 6.4 The Landscape Officer did however raise concerns in their comments that the proposed bin store was in close proximity to the base of a lime tree almost abutting its base and would result in unacceptable adverse arboricultural impact. As such, it was recommended that the proposals are amended to omit the bin store or locate it elsewhere. This element of the scheme has been removed from the proposal.
- 6.5 The Officer previously recommended conditions relating to tree protection and landscape design proposals on the 2015 application. These conditions are still considered relevant to the current application.

(Note: EHDC, East Herts District Council; HCC, Hertfordshire County Council)

## **7.0 Town Council Representations**

7.1 Hertford Town Council commented that it has no objection to the application.

## **8.0 Summary of Other Representations**

8.1 Comments have been received from the Bengoe Neighbourhood Area Plan Group in response to these applications. These comments raise the following matters:

- Courtyard Arts is within the Bengoe Neighbourhood Plan Area and is referenced in the Neighbourhood Plan as being a cultural and community facility.
- Neighbourhood plan policies HBC1, HBC4 and HBC2 are applicable.
- The outstanding objection from Conservation is noted. In this instance, it is our judgement that the proposed extension would preserve and enhance the significance of the asset and its setting.
- The loss of 6 parking spaces from the car park is noted. This is regrettable considering the lack of parking in the immediate area.
- Recommend that Courtyard Arts consider the provision of cycle parking to help encourage cycling in Bengoe.
- Suggest Courtyard Arts consider the erection of swift boxes as an opportunity to enhance biodiversity in line with paragraph 4.31 of the neighbourhood plan.
- Strongly support the extension to Courtyard Arts as it will enhance and expand the cultural facilities in the area which is consistent with the aforementioned policies. We believe that it is a significant and important development for Courtyard Arts allowing the construction of a clay studio and reception/café as mentioned in the Design and Access/Heritage Statement.

8.2 No neighbour representations have been received in response to these applications.

## **9.0 Consideration of Issues**

9.1 It is material to the determination of these applications, that planning permission and listed building consent have previously been granted for an identical scheme to that now proposed. However, the 2018 permission and consent are no longer extant and can no longer be implemented. Therefore, whilst some weight can be given to the previous permissions, the determining matters in respect of the current applications shall be assessed as new applications against all relevant policies and material planning considerations.

### Principle of development

9.2 The site is located within the built-up area of Hertford town wherein there is no objection to development in the form of extensions to existing buildings.

### Community benefit

9.3 The proposal would support the existing community use of the building, by providing an additional art studio space and enhanced facilities for the reception area and café. As such, the proposal would accord with the aims of Policy CFLR7 of the East Herts District Plan (2018) and Policies HBC1 and HBC4 of the Bengeo Neighbourhood Area Plan, to maintain, improve and enhance existing community facilities. It also supports the social dimension of sustainability as set out in the NPPF as the scheme would create additional floor space for social interaction which is known to improve wellbeing in line with Policy CFLR9 of the East Herts District Plan 2018 and Section 8 of the NPPF. These are positive aspects of the proposal to which significant weight can be given.



## Design and impact on the curtilage listed building and conservation area

- 9.4 The proposed extensions have been appropriately and thoughtfully designed with regard to the historic character of the curtilage listed building. The proposed infill extension would be glazed on the front elevation with a slate roof. The slate roof results in a change to the lightweight appearance of the structure approved in 2015 as considered by the Conservation Advisor in their comments relating to the 2018 application, they state that this may blur the distinction between the old and new when compared to the previous 2015 approval. However it is not considered that the slate roof would result in any unacceptable harm to the character and appearance of the building, its impact on the Conservation Area or the significance of the heritage asset. The harm identified above is considered to be less than substantial. Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this case, the public benefit of the increased floor area to this community facility is considered to outweigh the less than substantial harm to this curtilage listed building.
- 9.5 The tiled nature of the roof of the infill extension to the courtyard area necessitates the addition of further roof lights. However, due to their siting they would be predominantly obscured from view by the existing building which would surround the extension. Therefore, it is not considered that the roof lights to the infill extension would be harmful to the character and appearance of the building or the significance of the heritage asset. To ensure the use of high quality materials, a planning condition is recommended to ensure that suitable

materials can be agreed prior to any work commencing on the extension.

- 9.6 The proposed rear extension is of a traditional and simple design which would reflect the form, character and appearance of the existing building. It would be finished externally in brickwork with a natural slate roof to match the existing building and Officers are satisfied that it would not have a detrimental impact on either the building itself or the surrounding Hertford Conservation Area. The extension would be visible from within the adjacent car park and also from Port Vale where there is a pedestrian link to the car park. However, its scale, form and design are considered to be acceptable and it is considered that it would appropriately preserve the character of the wider Conservation Area. Again, the use of appropriate materials can be controlled by planning condition.
- 9.7 The proposed rear extension remains similar to that approved by the 2015 planning and listed building applications and identical to that approved by the 2018 planning and listed building applications. The difference seen under the current application is the insertion of three roof lights into the mono-pitch roof of the rear extension, rather than two. As per the 2018 applications, the Conservation Officer has commented that the proposed roof lights to the rear extension would be devoid of appropriate conservation glazing bars and that the scheme should be amended to incorporate them.
- 9.8 Having regard to the overall design and the variety of existing roof lights within the building, the need for conservation glazing bars within these roof lights is not considered to be necessary and it is not considered that the lack of glazing bars on these three roof lights would result in harm to the significance of the heritage asset. Therefore, whilst the comments of the Conservation Officer are noted, it is not considered that amendments are necessary in this case.

### Impact on mature trees

- 9.9 The proposed rear extension would be sited in close proximity to two mature lime trees located within the car park. An Arboricultural Impact Assessment report has been submitted to properly assess the impact that the proposal would have on the trees.
- 9.10 The report concludes that the excavation needed for the extension would be sufficiently distant from the stem of the trees so as to avoid damage to the structural roots. It also recommends that excavation should be undertaken by hand and that the timber access ramp should be supported by a mini-pile system rather than strip foundation.
- 9.11 Initially, the application proposed a refuse storage area on the verge area under the canopy of the trees, due to its proximity to the trees this would result in harm to the trees which is unacceptable. The Landscape Officer raised concerns with this element of the proposal, however to address those concerns amended plans were sought which removed the refuse storage area from the scheme.
- 9.12 The Council's Landscape Officer is satisfied that, provided the construction methodology contained within the Arboricultural Impact Assessment is followed, the amount of tree damage will be minimised to an acceptable degree. A condition is therefore recommended to ensure that the construction method is followed and this would be added to the planning application. It is therefore considered that the proposal would not result in unacceptable harm to the adjacent trees.

### Impact on parking provision

- 9.13 The public car park adjacent to the site currently provides 42 car parking spaces, 6 of these are currently designated for use by the Courtyard Arts Centre and the Council is legally required to designate 15 of the spaces for use by nearby local residents. This leaves 21 public spaces currently available within the car park, including one disabled space.
- 9.14 The proposal would result in the loss of 7 of these public parking spaces to the rear of the building. However, the Council's Asset and Estates Manager has confirmed that if planning permission is granted for this development, the 6 parking spaces currently allocated to the Courtyard Arts Centre would be open to general public use and instead, 4 parking permits would be made available for use by the Arts Centre within any of the general public parking spaces – subject to availability. There would therefore remain 20 available spaces within the car park following the development.
- 9.15 The increase in floor space proposed would, in itself, require a maximum provision of 4 additional spaces in accordance with the Council's adopted parking standards but no additional parking provision has been proposed within the application. Officers acknowledge therefore that the proposal would result in the loss of some public parking provision at the site and also have the potential to generate some additional parking demand. However, given the sustainable location of the site, close to the town centre with access to public transport, it is not considered that the proposal would result in any adverse impact in terms of parking and only limited weight is given to this matter.
- 9.16 In terms of cycle parking provision, it is recognised that there are no cycle parking facilities in the immediate vicinity with the

nearest located in the town centre outside the Old Hertford Library. In the response from the Bengoe Neighbourhood Area Plan Group, it is noted that the provision of cycle parking was suggested to promote travel by bicycle within Bengoe. There is a requirement for non-residential institutions, such as this community facility, to provide 1 short-term space per 200m<sup>2</sup> of ground floor area plus 1 long-term space per 10 staff on duty at any one time as set out by Appendix B of the Council's Vehicle Parking Standards Supplementary Planning Document. The existing building comprises approximately 240m<sup>2</sup> of ground floor area and therefore two spaces would usually be required in accordance with the standards. However, there is no existing cycle parking provision on site and none has been proposed as part of the application. The proposal would result in the creation of an additional 80m<sup>2</sup> of ground floor area to the building. Notwithstanding the current under provision, the level of development proposed would not warrant any additional cycle parking and therefore the overall cycle parking provision would be no worse than the existing. Furthermore, looking at the red line boundary of the application site which is tight to the building, it is considered that it would not be possible to provide cycle parking within the application site. Therefore, although the current under supply of parking is regrettable, it is not considered that the lack of cycle parking would be of significant detriment to warrant the refusal of this application.

#### Flood risk

- 9.17 The application site is located within Flood Zone 2 due to its proximity to the River Beane. With the exception of some landscaping along the southern side of the building, the site is completely impermeable at present and is well drained. A flood risk assessment (FRA) has been submitted in support of the planning application.

- 9.18 The existing and proposed use of the building is considered appropriate in this Flood Zone in line with the NPPF. The finished floor level of the new section of the building would be based upon the existing floor levels which will provide more than 300mm freeboard against a 1 in 100 year plus climate change flood event on the River Beane. Safe, dry access will remain available from the site during a 1 in 100 year climate change flood event. To ensure that any reconstruction costs are minimised in the unlikely event that a more extreme event occurs, the construction of the development has been designed to incorporate flood resilient measures to include waterproof materials and electrical sockets and services metres raised to a minimum of 600mm above the existing floor level. There will be no adverse impact upon flood storage in a 1 in 100 year plus climate change flood event or increase to surface water discharge rates. Therefore, there would be no adverse impact upon the off-site risk of flooding associated with the proposed development.
- 9.19 It is recommended that a planning condition is imposed on the planning permission to require details of the surface water drainage details.

#### Impact on Residential Amenity

- 9.20 The proposed development by reason of its siting and proximity to nearby residential properties is unlikely to have any significant impact on nearby properties. The rear extension would be partially visible from properties in Port Vale, but having regard to the single storey nature of the extension it is not considered that the proposal would result in harm to the amenities of the occupiers of those properties that would justify a reason for refusal and therefore the proposal complies with policy DES4, part (c) of the East Herts District Plan 2018.

## **10.0 Planning Balance and Conclusion**

- 10.1 As set out above, it is material to the determination of these applications, that planning permission and listed building consent have previously been granted for a similar development to that now proposed. Whilst it should be acknowledged that these permissions have now lapsed and cannot be implemented, there have been no significant changes in circumstances or policy since the 2015 permission that would warrant a different decision being made.
- 10.2 The proposed development is acceptable in principle and the form, scale and design of the proposed extension is considered to appropriately reflect the historic character and appearance of this curtilage listed building. The proposal would have limited visual impact on the street scene and would preserve the character of the Hertford Conservation Area. The less than substantial harm raised by the Conservation Officer in relation to the slate roof and lack of glazing bars on the proposed roof lights is considered to be outweighed by the public benefit of the enlargement of this community facility. Therefore, the proposal is considered to be acceptable in terms of its design and impact on heritage assets.
- 10.3 Whilst it is acknowledged that the proposal will result in the loss of parking provision potentially generating additional parking demand and would not provide any cycle parking, the site is located in a sustainable location close to the town centre with public transport provision and other public car parks available in the vicinity. The proposal would not therefore result in significant adverse impacts in terms of parking.

- 10.4 Subject to appropriate conditions being attached to any grant of permission, the proposal would not result in any unacceptable impact on existing landscape features and the proposal would not result in any harm in terms of impact on the amenities of occupiers of nearby dwellings or any adverse flood risk impact.
- 10.5 Positive weight should be attached to the enhanced provision that this development would provide for this existing arts facility in accordance with Policy CFLR7 of the East Herts District Plan (2018), Policy HBC1 and HBC4 of the Bengeo Neighbourhood Area Plan and Section 8 of the National Planning Policy Framework.
- 10.6 On balance, Officers consider that the benefits of the proposed development, in providing additional floor space for a valuable community use, outweigh the identified less than substantial harm to the heritage asset and harm caused by the additional pressure on public car parking provision at the site. It is therefore recommended that planning permission and listed building consent be granted.

### **RECOMMENDATION FOR 3/21/1916/FUL**

That (A) planning permission be GRANTED subject to the draft conditions set out below at the end of this report.

(B) delegated authority be granted to the Head of Planning and Building Control to finalise the detail of conditions.



## Schedule of Conditions

### 3/21/1916/FUL

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As Amended).

2. The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.

Reason: To ensure the development is carried out in accordance with the approved plans, drawings and specifications.

3. Prior to any building works being commenced samples of the external materials of construction for the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved materials.

Reason: In the interests of the appearance of the development, and in accordance with policy DES4 of the East Herts District Plan 2018.

4. All existing trees and hedges shall be retained, unless shown on the approved drawings as being removed. All trees and hedges on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority in accordance with BS5837: 2012 Trees in relation to design, demolition and

construction, or any subsequent relevant British Standard, for the duration of the works on site and until at least five years following contractual practical completion of the approved development. In the event that trees or hedging become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree or hedging dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason: To ensure the continuity of amenity afforded by existing trees and hedges, in accordance with Policy DES3 of the East Herts District Plan 2018.

5. Prior to first occupation of the development hereby approved, details of landscaping shall be submitted and approved in writing and shall include full details of both hard and soft landscape proposals, finished levels or contours, hard surfacing materials, retained landscape features, planting plans, schedules of plants, species, planting sizes, density of planting and implementation timetable and thereafter the development should be implemented in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design in accordance with Policies DES3 and DES4 of the East Herts District Plan 2018.

6. All hard and soft landscape works shall be carried out in accordance with the approved details. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority,

seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs, in accordance with policies DES3 and DES4 of the East Herts District Plan 2018.

7. The development shall be carried out in accordance with the construction methods recommended in the submitted Arboricultural Impact Assessment dated 2<sup>nd</sup> June 2015.

Reason: To avoid damage to the health of existing trees adjacent to the site in accordance with Policy DES3 of the East Herts District Plan 2018.

8. Prior to the commencement of the development, details of surface water drainage including the incorporation of sustainable drainage measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the provision of appropriate surface water drainage systems in accordance with policy ENV21 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework.

#### Informatives:

1. East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan and any relevant material

considerations. The balance of the considerations is that permission should be granted.

2. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water Interest) etc. Neither does this permission negate or override any private covenants which may affect the land.

### **RECOMMENDATION FOR 3/21/1917/LBC**

That (A) listed building consent be GRANTED subject to the draft conditions set out below at the end of this report.

(B) delegated authority be granted to the Head of Planning and Building Control to finalise the detail of conditions.

### **3/21/1917/LBC**

1. Listed building consent three year time limit (1T14)  
The works to which this consent relates shall be begun no later than the expiration of three years beginning with the date on which this consent is granted.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (As Amended).

2. The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.

Reason: To ensure the development is carried out in accordance with the approved plans, drawings and specifications.

3. Prior to any building works being commenced samples of the external materials of construction for the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved materials.

Reason: In the interests of the appearance of the development, and in accordance with policy DES4 of the East Herts District Plan 2018.

4. Prior to any building works commencing, details drawings of the new roof fenestration which it is proposed to install shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the historic and architectural character of the building is properly maintained in accordance with Policies HA1 and HA7 of the East Herts District Plan (2018) and Section 16 of the NPPF.

Informatives:

1. East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan and any relevant material considerations. The balance of the considerations is that consent should be granted.
2. This permission does not convey any consent which may be required under any legislation other than the Town and

Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water Interest) etc. Neither does this permission negate or override any private covenants which may affect the land.

## KEY DATA

### Non-residential Vehicle Parking Provision

Use type	Standard	Spaces required
Non-residential institution	1 space per 30sqm	10 spaces
Existing allocation in public car park		6 permits in public car park
Proposed allocation in public car park		4 permit in public car park

### Non-residential Cycle Parking Provision

Use type	Standard	Spaces required
Non-residential institution	1 s/t term space per 200m <sup>2</sup> gfa plus 1 l/t space per 10 staff on duty at any one time.	2 spaces
Existing cycle parking provision		None.
Proposed cycle parking provision		None.