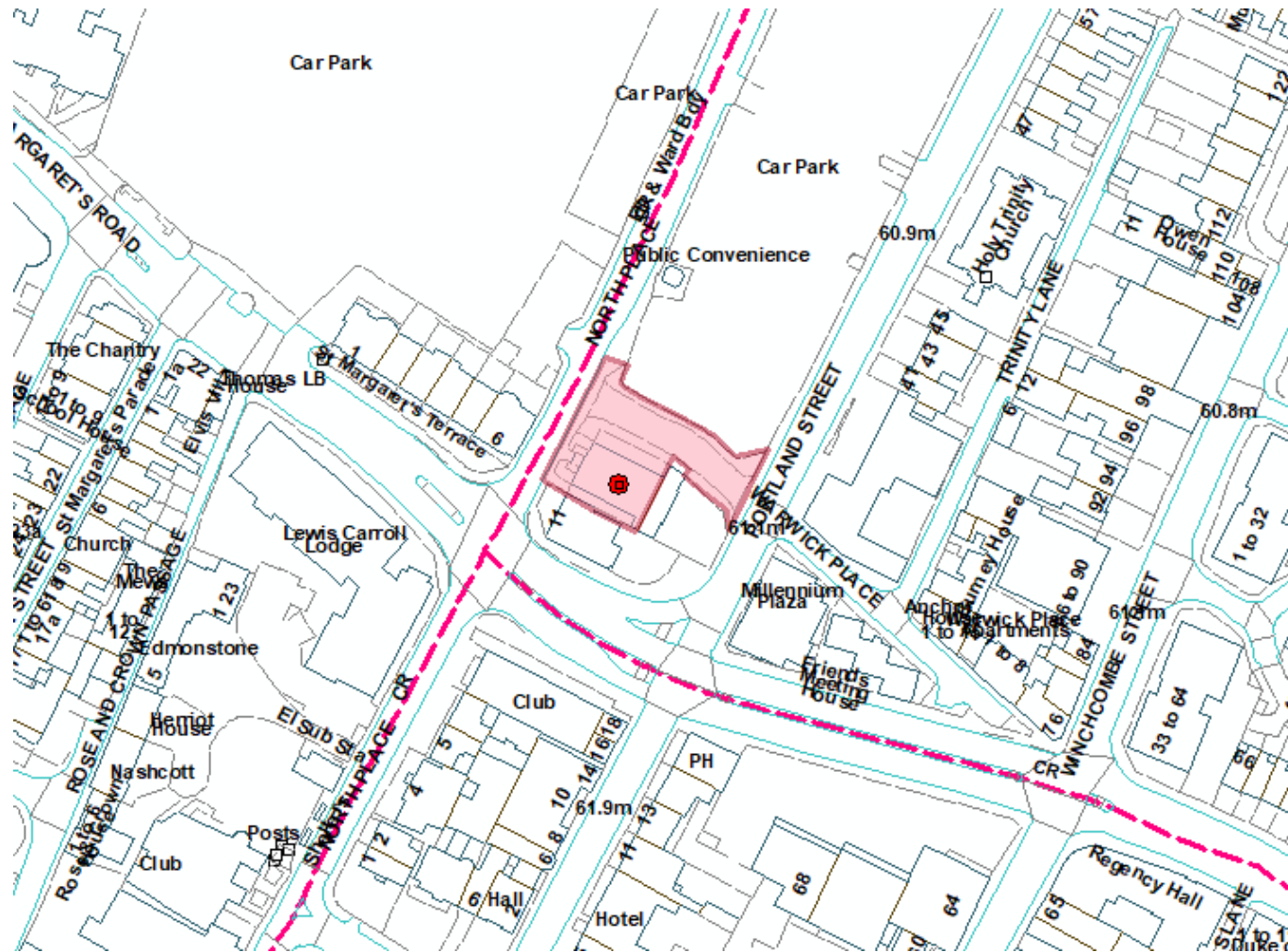


Chapel Spa, North Place

20/01997/FUL & LBC

Change of use of existing spa (Use Class D1) to
8no. apartments (Use class C3) with associated internal
and external alterations

Site location plan



Images of the exterior of the building



Images: Google Street View

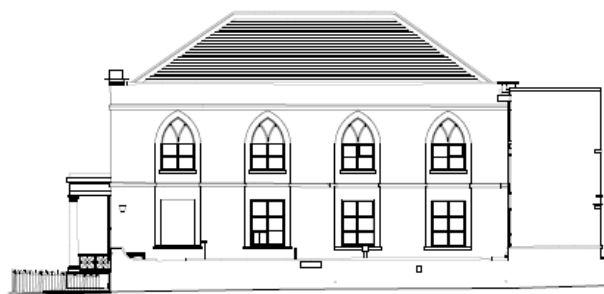
Application No: 20/01997/FUL &

Existing elevations

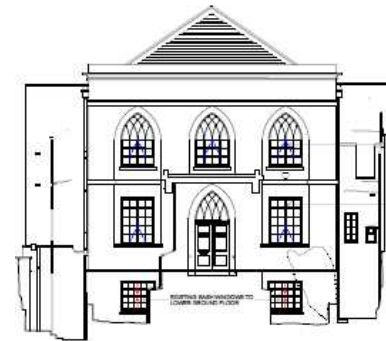
Proposed elevations



EXISTING FRONT ELEVATION

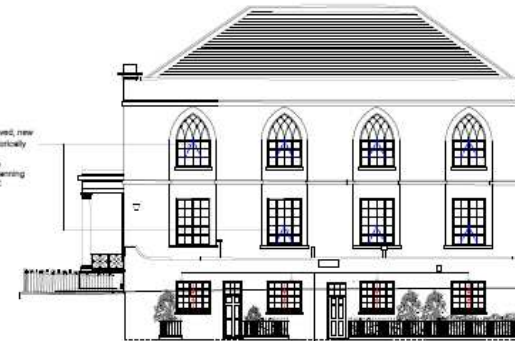


EXISTING SOUTH WEST ELEVATION



EXISTING WEST SECTIONAL ELEVATION

Existing modern windows to be removed, new double glazed timber windows to historically accurate pattern to be installed, incorporating top-hung opening lights. Windows as approved under CDM Planning Ref: 20/01193/04 & 20/01194/01.

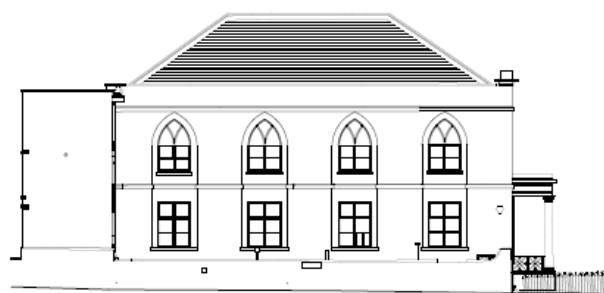


PROPOSED SOUTH WEST ELEVATION

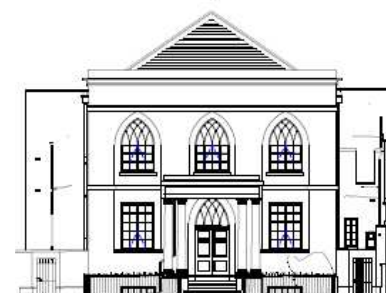
Recreate timber sash double glazed windows to match front elevation windows.



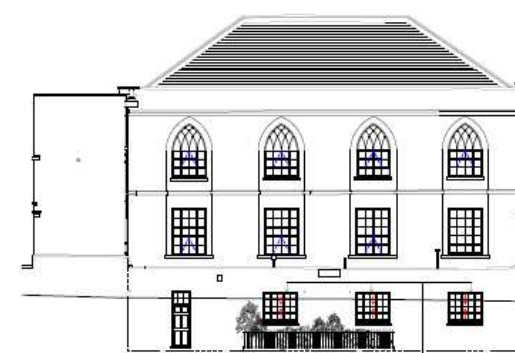
EXISTING FRONT ELEVATION



EXISTING NORTH EAST ELEVATION



EXISTING WEST SECTIONAL ELEVATION



PROPOSED NORTH EAST ELEVATION

Recreate timber sash double glazed windows to match front elevation windows.

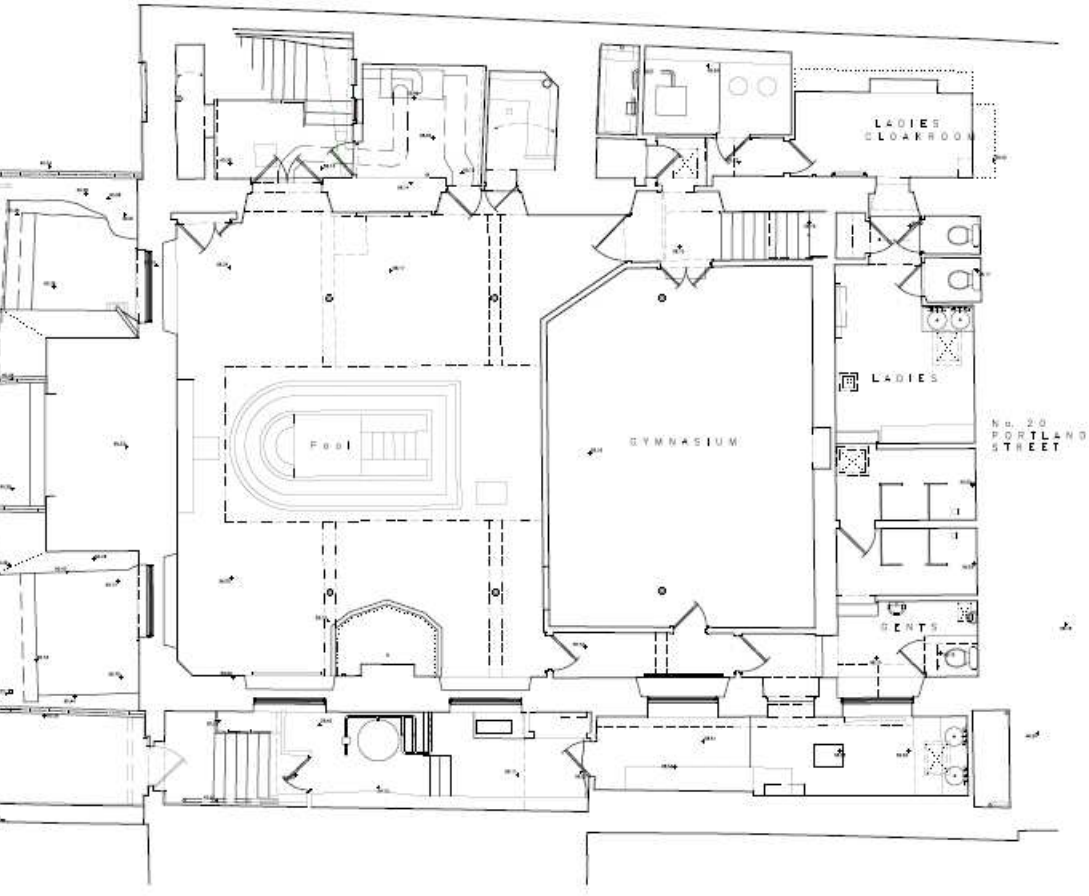
Photos of the interior of the building



Photos of the interior of the building

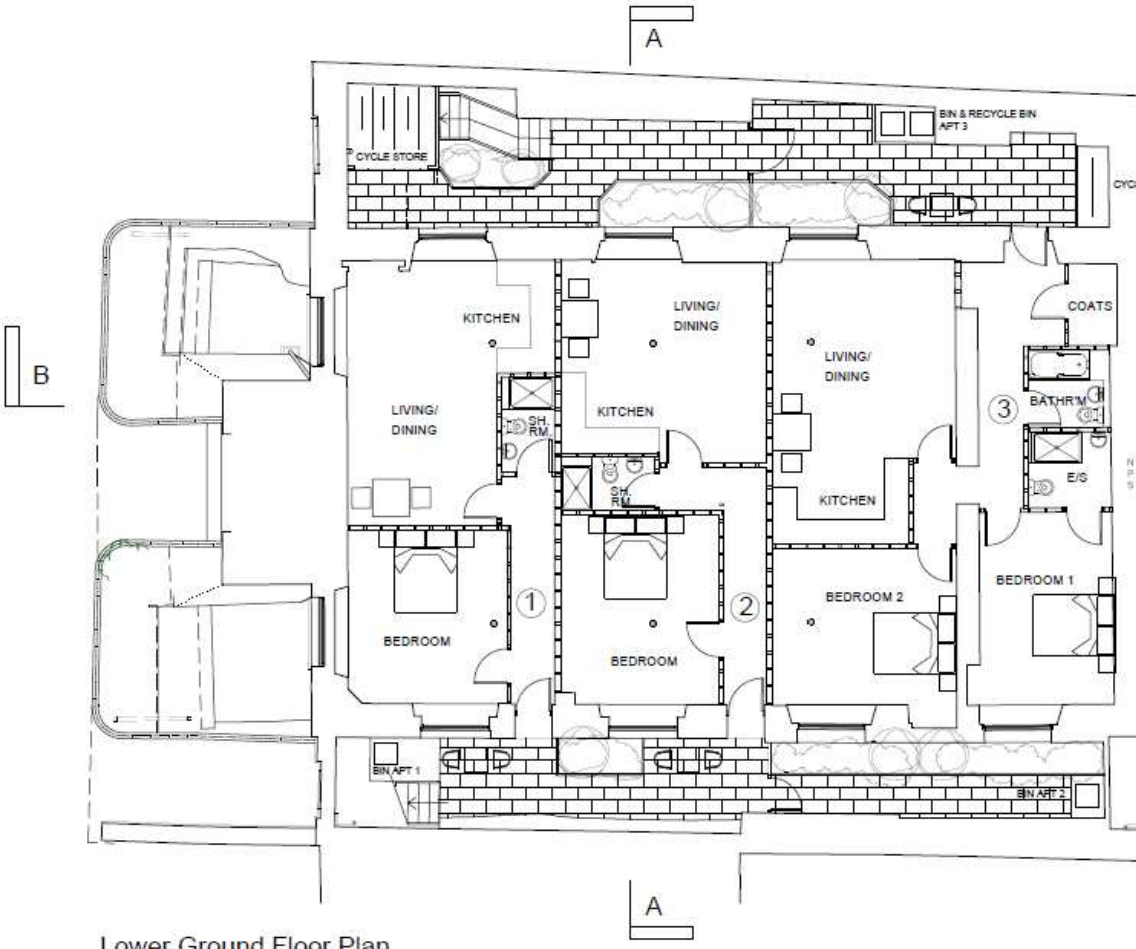


Existing basement floor plan



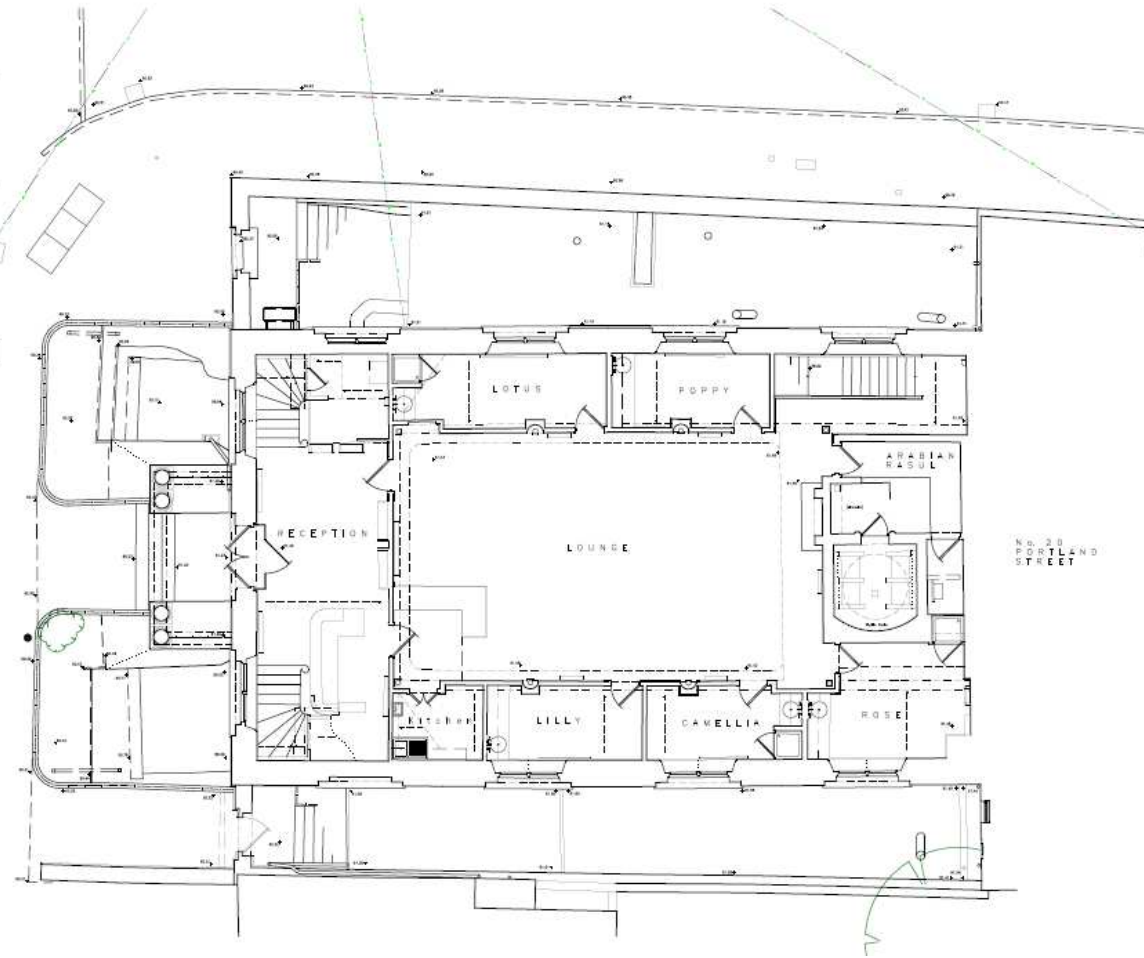
Existing Floor Plan

Proposed basement floor plan

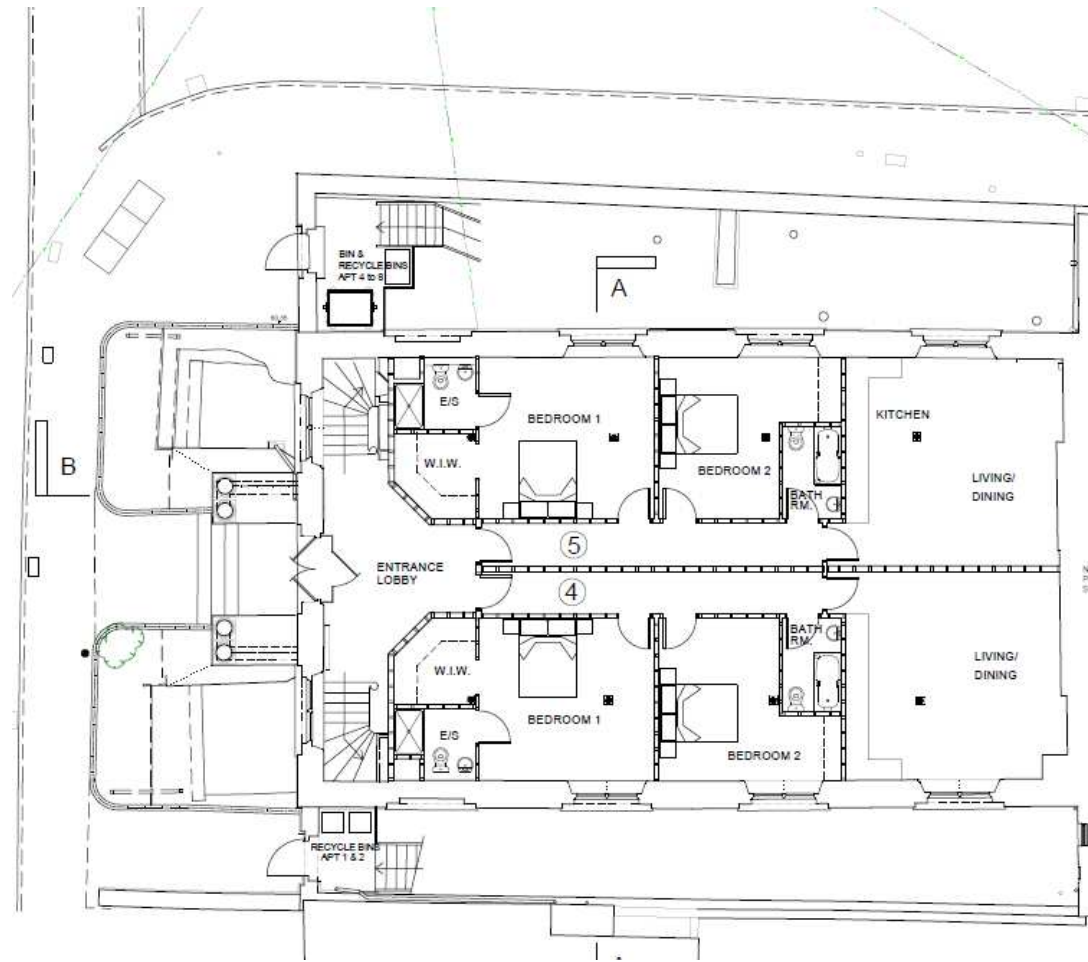


Lower Ground Floor Plan

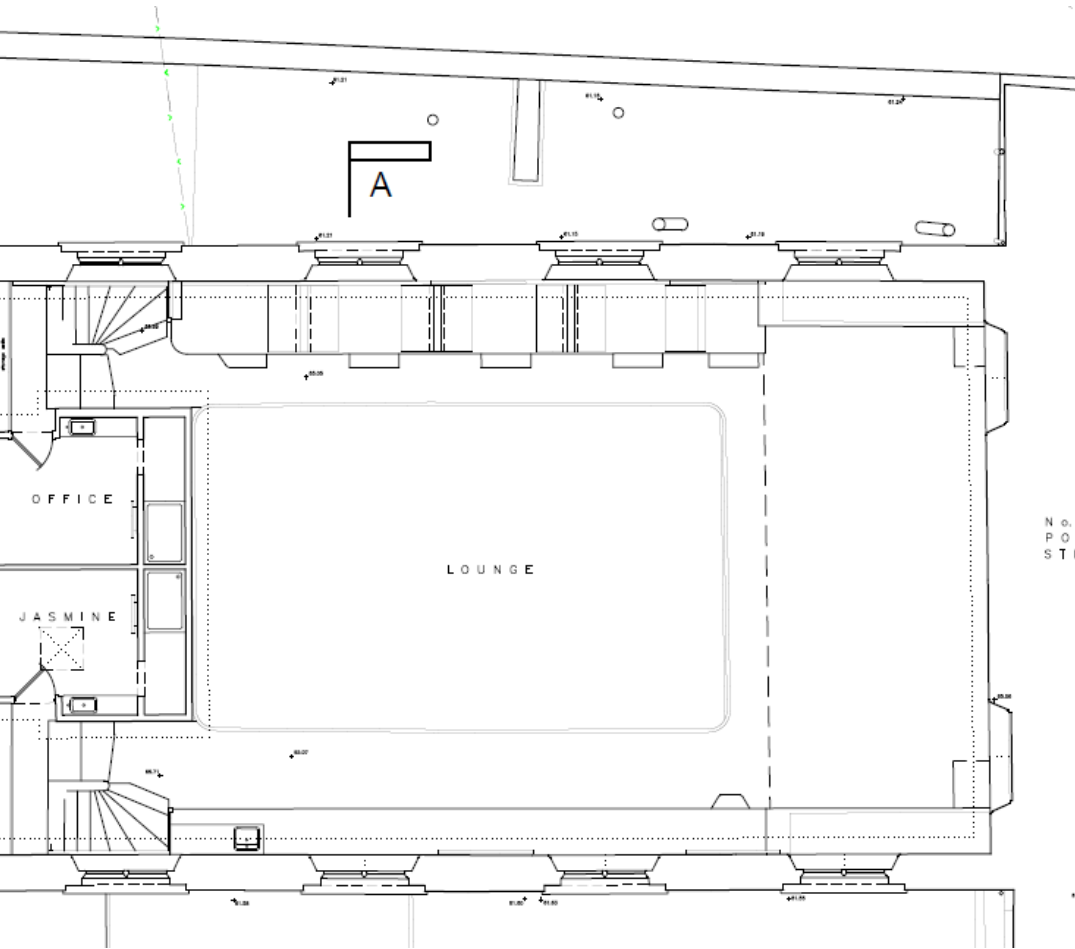
Existing ground floor plan



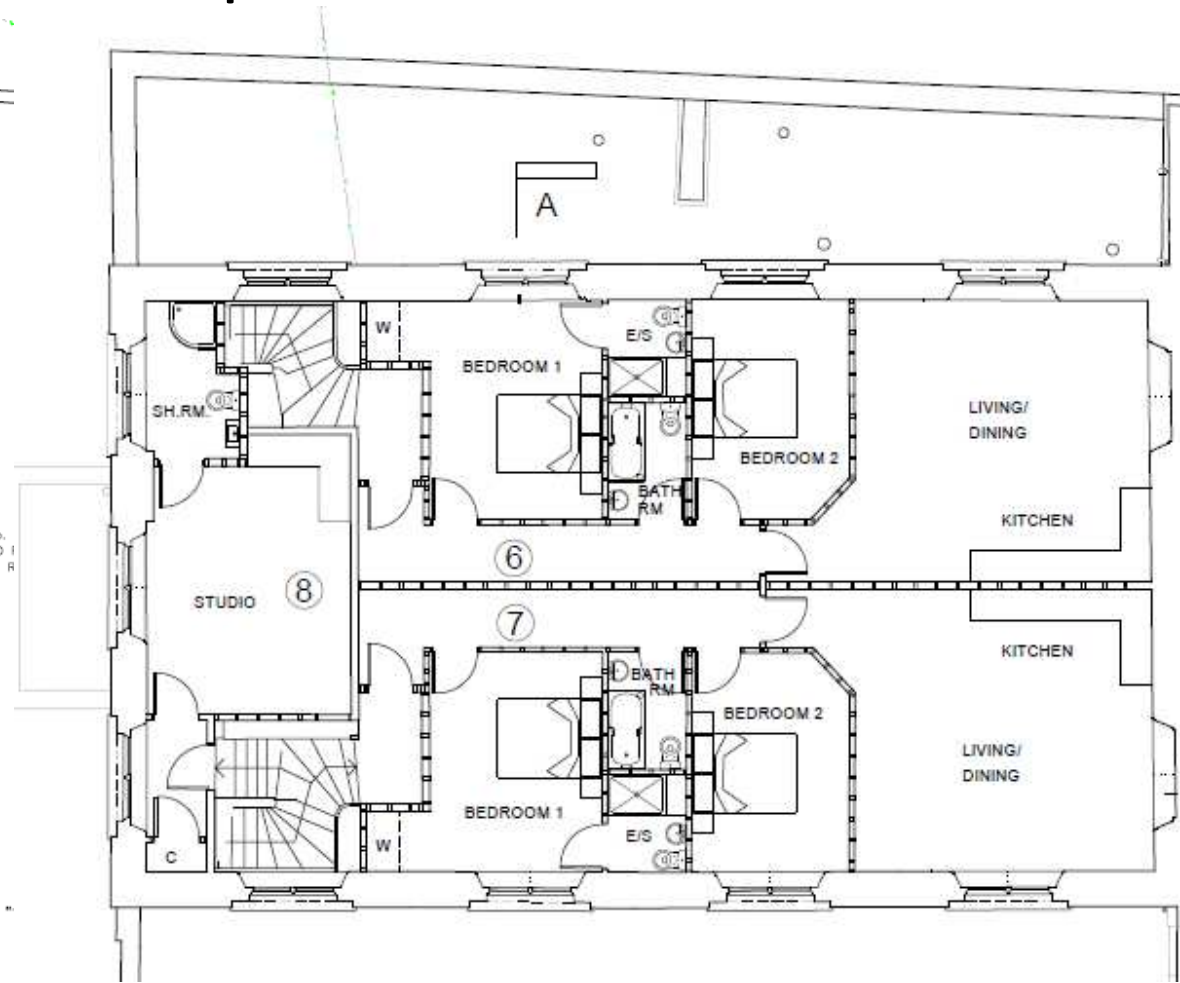
Proposed ground floor plan



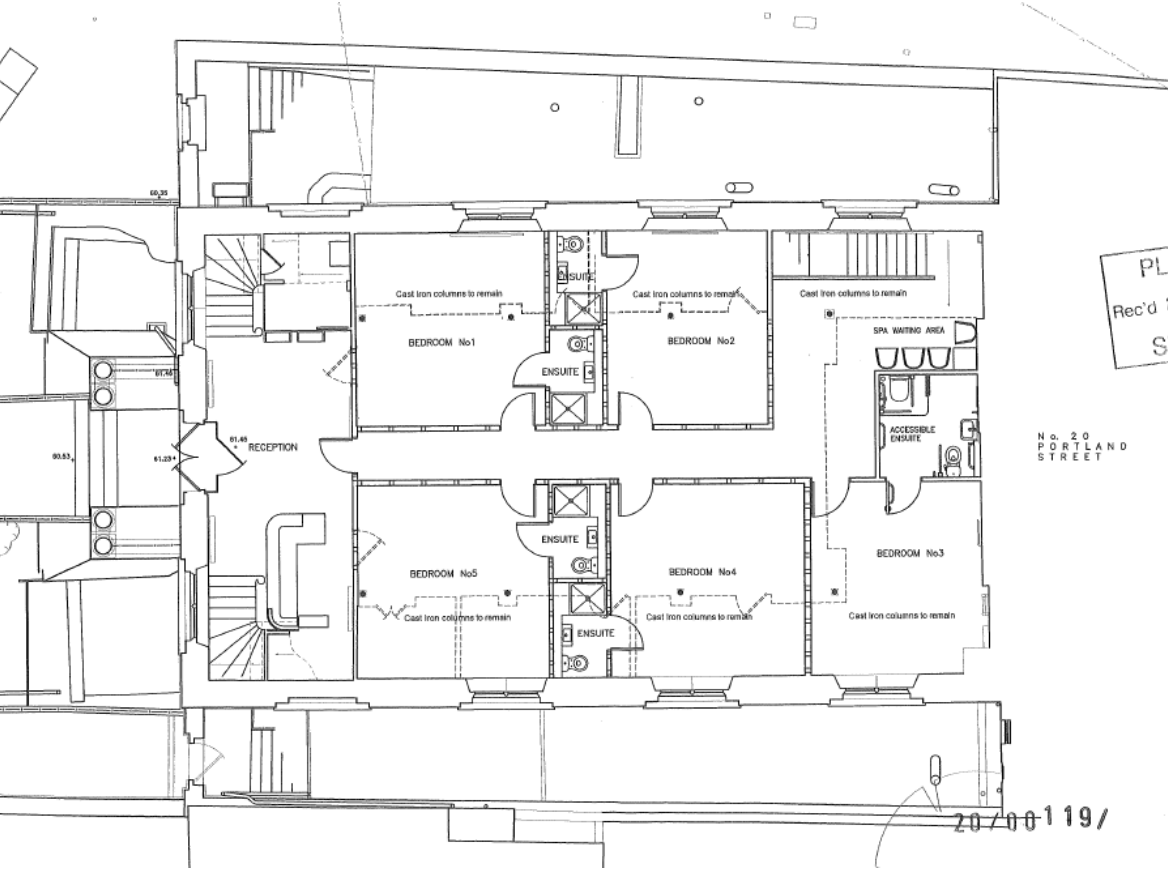
Existing first floor plan



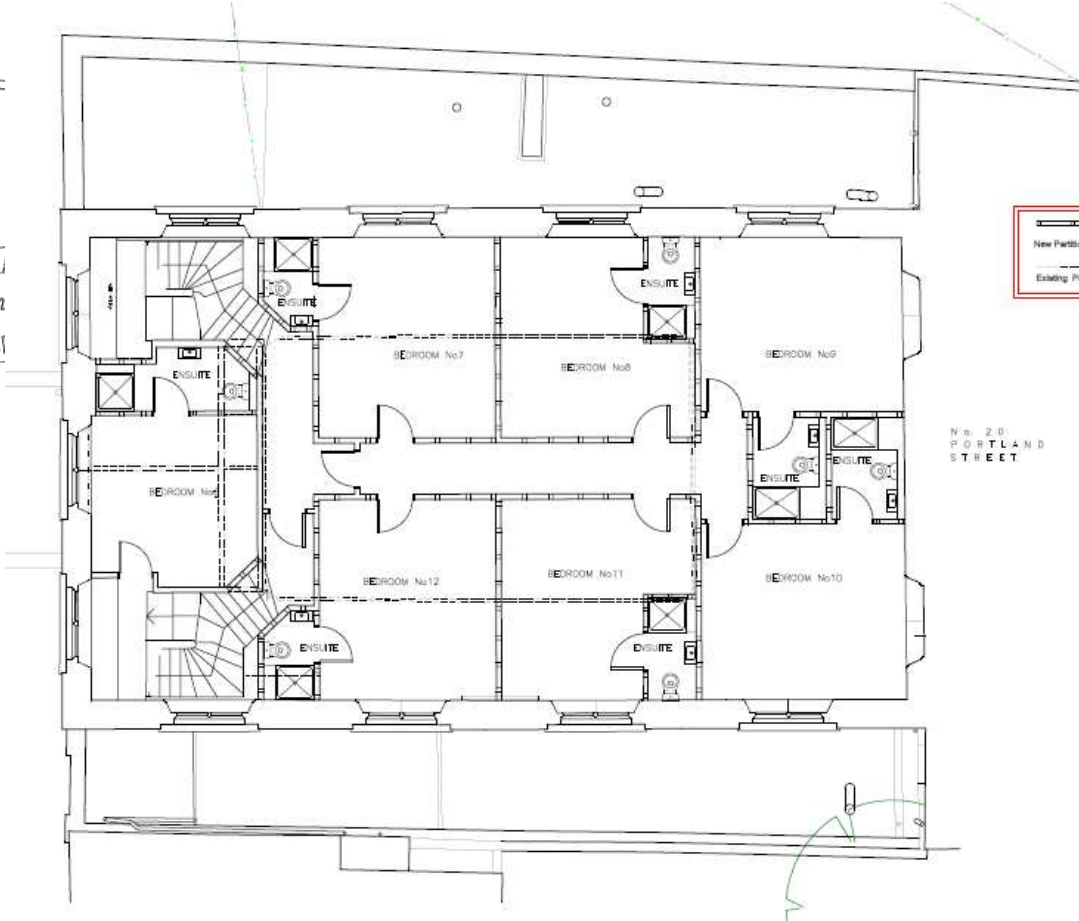
Proposed first floor plan



Previously approved floor plans



Second floor



First floor

Parking provision



Key Planning Matters

- Principle of a change of use to residential
- Impact on Listed Building – optimum viable use?
- Highway impact

Summary of officer recommendation

The general principle of a change of use of the building is supported; however, the proposed use would result in less than substantial harm to a designated heritage asset and this harm must be therefore weighed against the public benefits of the proposal.

With this balancing exercise in mind, officers are satisfied that the proposed use is now the optimum viable use for the building and it can be concluded that the public benefits of the proposal would outweigh the less than substantial harm to the listed building. The change of use for residential purposes will make a small but valuable contribution to the housing stock within the borough.

The recommendation is to grant both planning permission and listed building consent.