

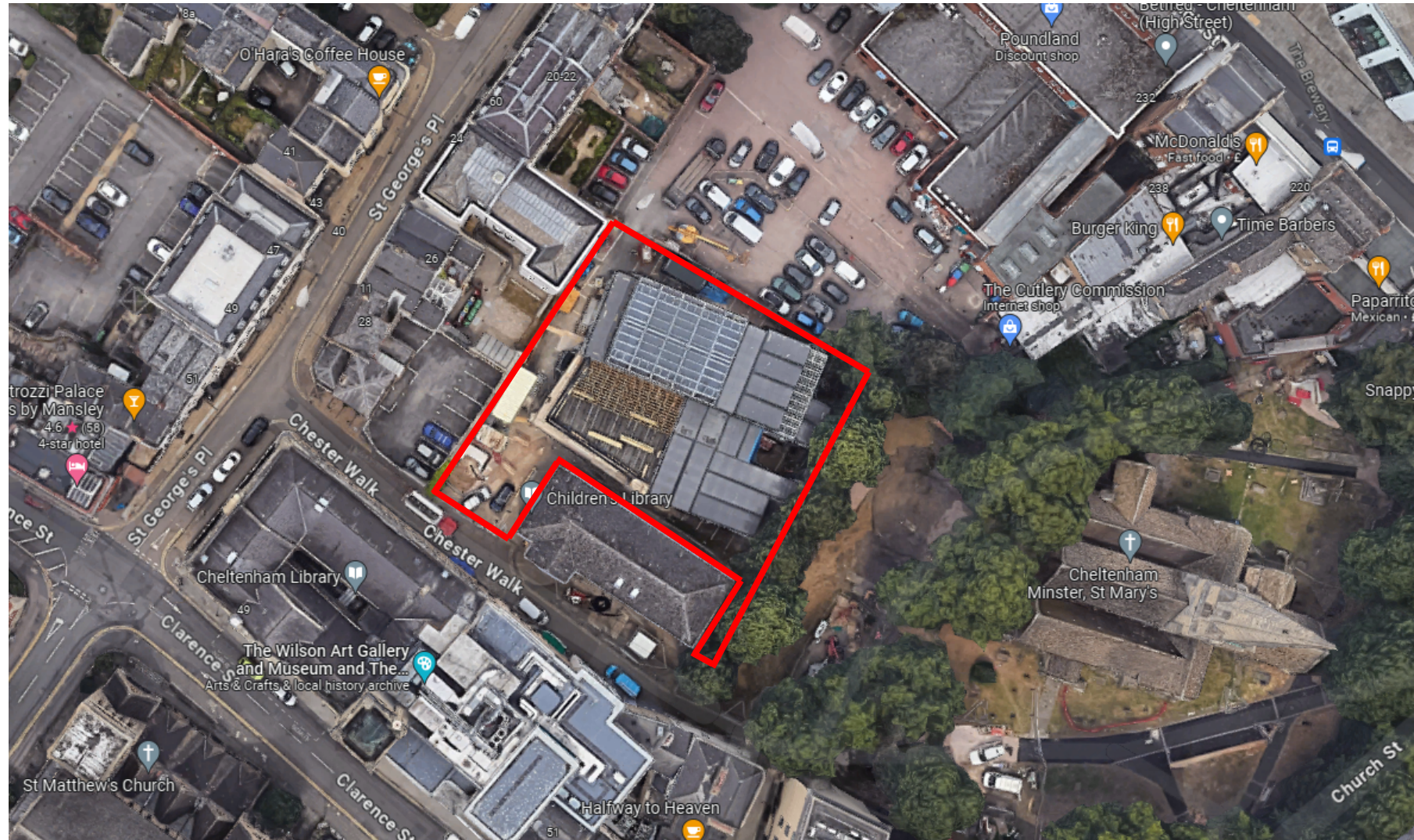
# Chester Walk Car Park

## 23/01226/CONDIT

Variation of condition 1 (approved plans) on planning permission ref. 22/02004/CONDIT, under Section 73 of the Town and Country Planning Act 1990, to reflect as built changes on site; and provision of additional detail in relation to other conditions

Recommendation: Permit subject to conditions

# Google earth image





# Photos of building as existing



View from Minster grounds



View from car park to north



View from Chester Walk

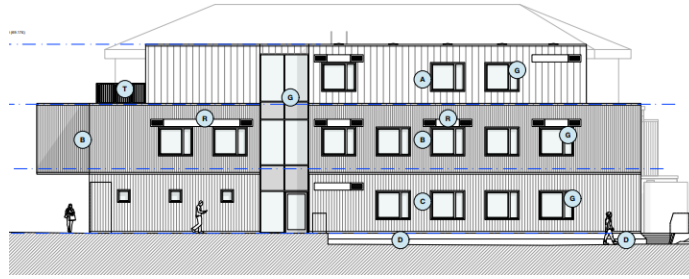


# Comparative north and east elevations

## North elevation facing car park



As originally approved – 20/00552/FUL



Approved as revision – 21/02567/CONDIT

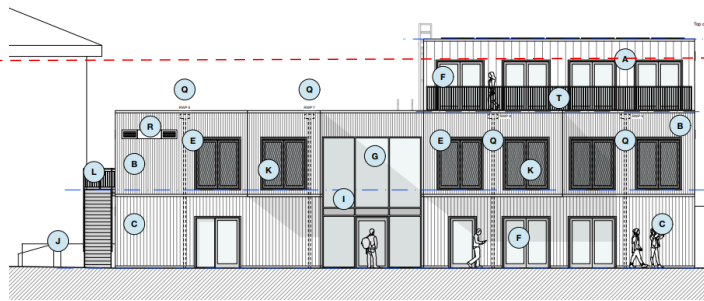


As proposed

## East elevation facing Minster



As originally approved – 20/00552/FUL



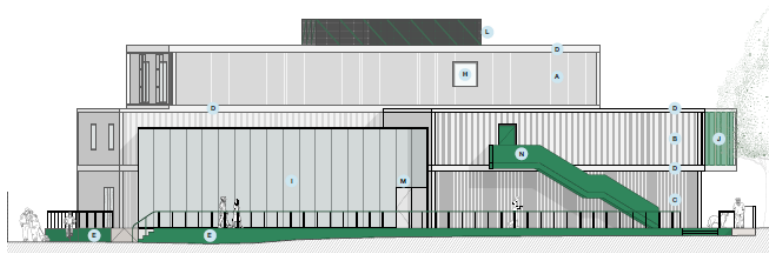
Approved as revision – 21/02567/CONDIT



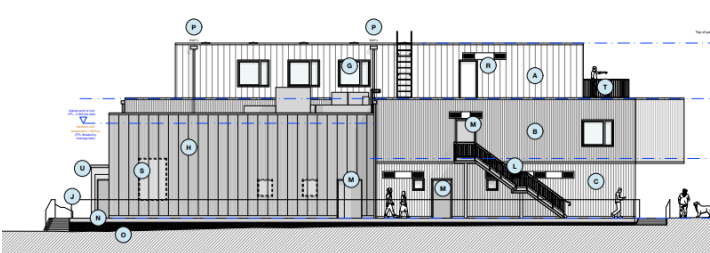
As proposed

# Comparative south and west elevations

South elevation facing Childrens Library



As originally approved – 20/00552/FUL

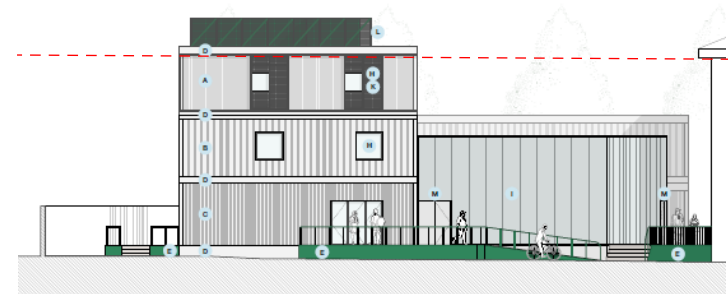


Approved as revision – 21/02567/CONDIT

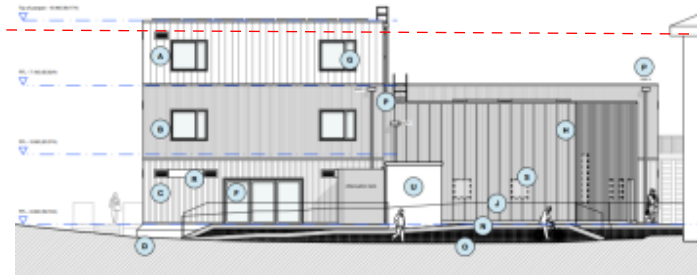


As proposed

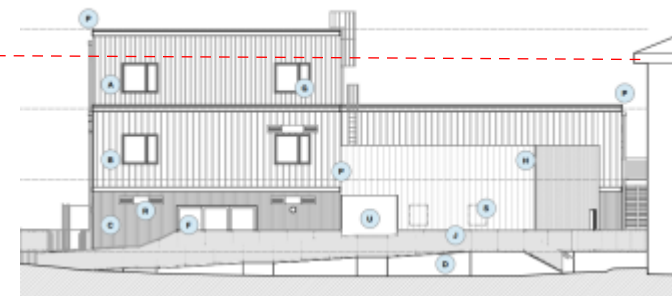
West elevation facing properties in St Georges Place



As originally approved – 20/00552/FUL



Approved as revision – 21/02567/CONDIT



As proposed

# Key planning matters

- Design
- Heritage impacts
- Amenity

# Summary of officer recommendation

- The key consideration is the acceptability of the proposed changes as an amendment to the previously approved scheme. The general principle of development has been firmly established through the previous grants of planning permission.
- From a design perspective, the building now proposed is not substantially different from that previously approved. The overall design approach is unchanged and the general appearance of the building will be unaltered.
- The revised proposals do not result in any significant or additional harm to the setting of the grade I listed Minster, or wider conservation area.
- The proposed changes do not result in any additional impacts on neighbouring amenity.
- The recommendation is to grant planning permission subject to a schedule of conditions which reflects those conditions imposed on the previous permission, but amended where necessary.

# Suggested conditions

- Approved plans
- Operational management plan
- Non-opening windows (west elevation)
- Privacy film to windows (west elevation)
- Refuse and recycling
- Parking and turning
- Cycle storage
- Lighting
- Advertisement strategy