



## Chichester City Council

### PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 20 JUNE 2024 AT 4PM

#### Week 20

To note: The following is an application by the City Council for development on our own land.

CC/24/00534/LBC - Case Officer: Miruna Turland

Mr Andrew Watson

Chichester City Council The Council House North Street Chichester

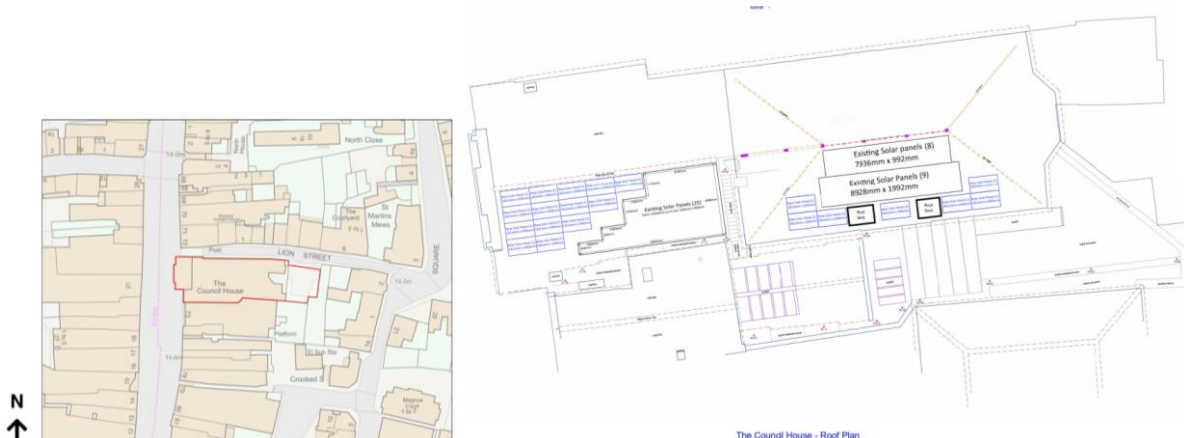
Erection of additional 21 no. solar panels on roof.

Link to view the application: <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9TO6MERHK400>

Key issues:

- 21 additional solar panels (as shown in blue on the plan below) are proposed on the roof of the Council House, to extend the existing array of solar panels.
- The additional panels would provide increased renewable energy, helping to reduce the City Council's carbon footprint and energy bills.
- The proposal is not visible from the public realm.
- The proposal would result in no harm to the grade II\* listed building, and would preserve its historic external appearance, and the character and appearance of the Conservation Area.

Recommendation: To note that an application has been submitted.



#### Week 21

CC/24/00968/FUL - Case Officer: Freya Divey

33 - 34 North Street Chichester West Sussex PO19 1LX

Change of use from retail unit to proposed indoor food market (mixed use of class E and Sui Generis).

Link to view the application: <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCJFNPERIGM00>

Key issues:

- The proposal is for the change of use of an empty retail unit to an indoor food market, with space for 7 hot food stalls, coffee shop, bar and micro-winery as well as seating areas and WCs. It would predominantly be for on-site eating and drinking, but with some retail and take-out sales.
- The proposal would not affect the external appearance of the building; advertisement signage would be subject to a future advert consent application.
- There would be no harm to the Conservation Area, subject to appropriate controls of the use of the site. The proposed use for eating and drinking is appropriate for the city centre location and reflects the historic and existing surrounding uses.
- The proposal would provide an economic use for an empty retail unit and would enhance the viability and vitality of the City Centre. The proposal would make a positive contribution to the evening and night-time economy.
- Noise from the rooftop air intake and kitchen extraction system must be appropriately installed with the noise mitigation measures recommended within the Noise Assessment, to ensure no harm to residential amenity. The Noise assessment sets out that, without mitigation, there would be a significant adverse impact (defined as anything over 5dB above the background noise levels) from noise of +23dB. With mitigation, noise levels would be -10dB below background noise levels.

Recommendation: No objection, subject to the noise mitigation measures set out in the Noise Assessment.



## Week 22

To note: The following is an application by the City Council for development on our own land.

CC/24/00537/LBC - Case Officer: Miruna Turland

Mr Andrew Watson

Chichester City Council The Council House North Street Chichester

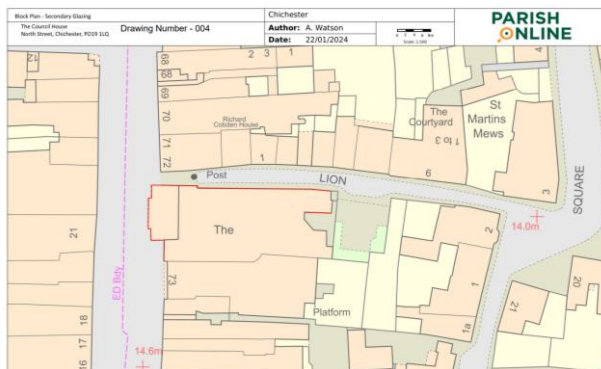
Secondary glazing to single glazed windows.

Link to view the application: <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S9TQXKERHKB00>

Key issues:

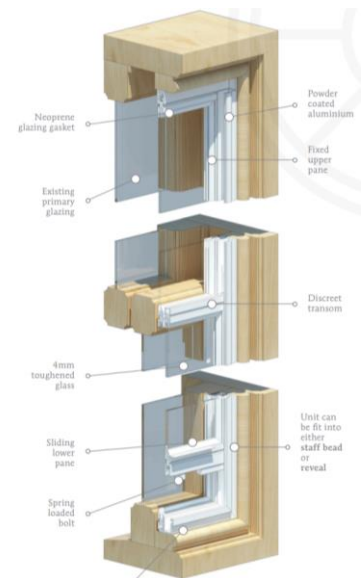
- The proposal is to install secondary glazing on the inside of the single glazed windows. This is designed to be visually unobtrusive and is a common solution to heat loss in listed buildings where double glazing is not appropriate.
- The proposal would significantly improve the thermal performance of the building and would help reduce wasted heating and its associated costs.
- Secondary glazing would result in no harm to the grade II\* listed building, and would preserve its historic external appearance, and the character and appearance of the Conservation Area.

Recommendation: To note that an application has been submitted.

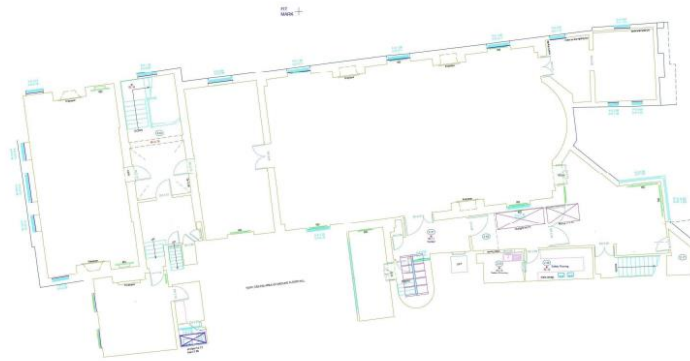


### PRODUCT SPECIFICATION

- Toughened glass to BS EN 12150 as standard
- Aluminium - 6063T6 alloy to BS EN 755
- Neoprene gasket and cill seal to BS738b



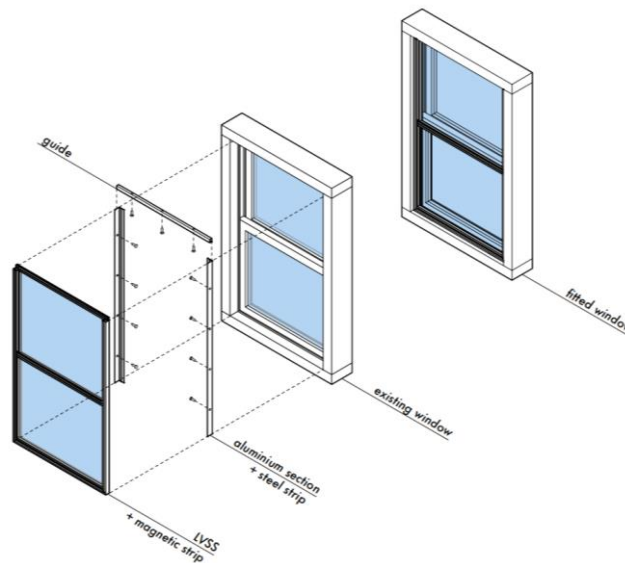
The Council House - Ground Floor Plan



The Council House - First Floor Plan



The Council House - Second Floor Plan



## Week 23

To note: The following is an application by the City Council for development on our own land.

CC/24/01001/LBC - Case Officer: Miruna Turland  
Property Maintenance Manager Andrew Watson  
The Council House North Street Chichester West Sussex  
Replace 1 no. rear gate.

Link to view the application: <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCT025ERIJL00>

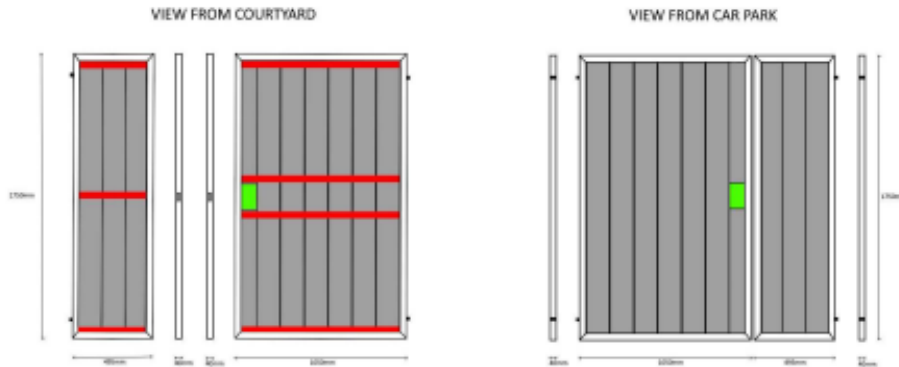
Key issues:

- The proposal is for the replacement of the existing timber gate to the car park. The gate is set in a modern brick wall, however, as this wall is attached to the Council House building

itself (at the modern rear extension), the wall is listed, and the replacement gate therefore requires Listed Building Consent.

- The proposed gate would be of reinforced composite material, moulded and finished to have a timber appearance.
- The proposal would improve security at the rear of the site.
- The gate would be seen against the backdrop of the modern part of the building and in the context of the car park. It would not be prominent within the public realm and would be visually appropriate.
- There would be no harm to the grade II\* listed building, or to the character and appearance of the Conservation Area.

Recommendation: To note that an application has been submitted.



The Council House - East Elevation