

## **Schedule of Planning Applications**

**Committee Date: 18 January 2023**

- Application Number: **06/22/0946/CU** - [Click here to see application webpage](#)
- Site Location: 25-26 Hall Quay, Great Yarmouth, NR30 1HG
- Site Location Plan: See Appendix 1
- Proposal: Proposed change of use of first floor for a temporary period of six years to hostel for up to 16 Adults and ancillary office space (sui generis use)
- Applicant: Great Yarmouth BC, Town Hall, Hall Plain, Great Yarmouth, NR30 2QF
- Case Officer: Nigel Harriss
- Parish & Ward: Great Yarmouth, Central/Northgate Ward
- Date Valid: 22 November 2022
- Expiry / EOT date: 20 January 2023
- Committee referral: This is a 'connected application', where the Borough Council is applicant.
- Procedural note 1: This application was reported to the Monitoring Officer as an application submitted by the Borough Council, as applicant, for determination by the Borough Council as Local Planning Authority. The application was referred to the Monitoring Officer for their observations on 10<sup>th</sup> January 2023 and the Monitoring Officer has checked the file and is satisfied that it has been processed normally and that no other members of staff or Councillors have taken part in the Council's processing of the application other than staff employed within the LPA as part of the determination of this application.

### **RECOMMENDATION:**

**APPROVE subject to imposed conditions**

### **REPORT**

#### **1. The Site**

- 1.1 The site is located on the north-east side of Hall Quay close to the Hall Quay, Regent Street, Hall Plain junction and relates to the former telephone exchange premises.
- 1.2 The building is four-storeys in height with its principal elevation fronting onto Hall Quay and at the rear a part four and three-storey element with undercroft parking which backs onto Howard Street South where there is vehicular access and car parking shared with other on site and adjoining users.
- 1.3 Adjoining to the north-west is the vacant former Star Hotel [Grade II listed building] and to the south-east [former Post Office] are offices and flats. Church's Row – Row 62 is located between the site and the former Star Hotel linking to Hall Quay and Howard Street South. Pedestrian access can be taken from both the front and rear of the premises.

- 1.4 Historically, the building housed the main telephone exchange for the Town. A temporary change of use to the first floor to a hostel facility has been granted twice previously [see section 4 below] and has been the main use of the site over the more recent years, firstly operated by the Herring House Trust from 2010 and more recently by the YMCA. When those temporary permissions expired the lawful planning use reverted back to being an office, but in practice the former hostel area has not been used since the YMCA left.
- 1.5 25-26 Hall Quay is currently arranged over 4 floors with the ground floor office to the front occupied by an Estate Agent and it is understood a new business occupier due to commence a lease to the rear office sometime soon. The first floor has been converted to provide hostel accommodation consisting of 21 bedrooms, shared showers and kitchen facilities and provision of storage and laundry areas. The second and third floor are currently vacant and unconverted.

## **2. The Proposal**

- 2.1 The submitted proposal is described in the Design & Access Statement as “*a full planning application for a temporary change of use for a period of six years of the first floor only to a hostel providing up to maximum of 16 bed spaces for individuals who have been or who are at risk of rough sleeping and for use as office space for support staff connected to the use as a hostel/supporting rough sleepers.*”
- 2.2 There are no works proposed to the exterior of the building and it is unlikely that any internal structural changes are needed. The first floor of the property is already fully converted to provide the type of accommodation required. The rear yard will be accessible for emergency access and refuse provision. The site benefits from mains water, drainage, and sewerage with electric panel heating.
- 2.3 The proposal is for temporary change of use of the first floor to a hostel providing a minimum of 9 rooms [bedrooms 6 – 11 and 19 – 21] on a temporary short stay basis to those who are rough sleeping or at risk of rough sleeping. It is expected that individuals will stay for up to 2 weeks, but some may be less. Described as a ‘Somewhere Safe to Stay Hub’ (a place for those found to be rough sleeping to have a short stay for assessment, get warm, fed and try and establish a pathway and support into more secure housing).
- 2.4 Great Yarmouth Borough Council will lease the building and manage the premises through provision of staff from 6am to 11pm with an overnight concierge service. No physical changes to the building are proposed. All existing 21 bedrooms are single-person/bed sized. Existing Bedrooms 1 - 5 are proposed to be used as office space for the Rough Sleeping Team and staff employed by external partners who provide support to rough sleepers. Bedrooms 12 - 18 will only be used as additional emergency provision at times when the service suffers increased pressure such as at times of severe cold weather, increasing the potential capacity from 9 to 16.
- 2.4 Two parking spaces will be provided as part of the lease, for overnight staff. Those staff who drive to work will be expected to continue with their existing arrangements on nearby Council staff car parks.
- 2.5 Other background information:
- Great Yarmouth Borough Council has been successful in obtaining funding to provide 9 bed spaces of temporary emergency accommodation, a need

identified by routine counts of those rough sleeping and other works that have been carried out to identify those who fall within the 'rough sleeping' cohort.

- The scheme is part of a wider strategy to address rough sleeping within the Town and Borough as it will be the first step for those in the greatest of need to be assessed and supported into settled accommodation.
- The strategy is supported more widely by other funding that has been awarded to increase provision of dedicated mental health, drug and alcohol support alongside a County wide joint bid with the ICB (NHS Integrated Care Board) and NSFT (Norfolk and Suffolk NHS Foundation Trust) for clinical support to sit within GYBC's already established Rough Sleeper Team.
- The scheme is intended at this time to be temporary as the dedicated work being carried out is a proactive approach to addressing homelessness with the aspiration of significantly decreasing and over the longer term ending rough sleeping entirely.
- Currently individuals from this cohort are being placed in B&B accommodation. A dedicated hostel will allow those with higher needs to receive appropriate housing and support.

### **3. Site Constraints**

- 3.1 The site is within Conservation Area No.3 – Hall Quay / South Quay.
- 3.3 The site is within the setting of three nearby listed buildings – former Star Hotel and National Westminster Bank both Grade II, and the Grade II\* Town Hall.
- 3.4 The site is outside the flood risk zones from rivers and sea and is not at risk of surface water flooding.

### **4. Relevant Planning History**

- 4.1 06/12/0535/F – Temporary change of use (ground floor and first floor) to youth hostel with ancillary office accommodation. Approved Oct 2012 expired Oct 2018.
- 4.2 06/12/0256/CU – Change of use to form offices. Approved Jun 2012.
- 4.3 06/10/0349/F – Temporary change of use of two floors (part ground floor and first floor) to hostel with ancillary office accommodation. Approved Aug 2010 expired 31 July 2012.
- 4.4 06/00/0950/F - Conversion of former telephone exchange to offices. Approved Feb 2001.

### **5. Consultations**

#### **5.1. Statutory Consultees**

<b>Norfolk County Council Highways</b>	<b>Response: No Objection</b>
The Highway Authority raise no objection.	
<b>Officer comment / response:</b>	N/A
Any relevant Condition / Informative note?	N/A

<b>Historic England</b>	<b>Response: We are not offering advice</b>
Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.	
We suggest that you seek the views of your specialist conservation and archaeological advisers	
<b>Officer comment / response:</b>	N/A
Any relevant Condition / Informative note?	N/A

<b>Norfolk Constabulary Designing out crime team</b>	<b>Response: No comments received</b>
<b>Officer comment / response:</b>	N/A
Any relevant Condition / Informative note?	N/A

## 5.2. Internal Consultees

<b>GYBC Conservation Section</b>	<b>Response: No objections</b>
The Conservation section does not raise objections to the proposed change of use.	
<b>Officer comment / response:</b>	N/A
Any relevant Condition / Informative note?	N/A

<b>GYBC Environmental Services</b>	<b>Response: No objections</b>
The Environmental Protection Team have no comments to make in relation to this application.	
<b>Officer comment / response:</b>	N/A
Any relevant Condition / Informative note?	N/A

<b>GYBC Coastal Partnership East</b>	<b>Response: No objection</b>
This planning application is located more than 30 metres landwards of the Coastal Change Management Area, as detailed in Policy GSP4 of the Great Yarmouth Local Plan Part 2. Therefore, Coastal Partnership East has no comment to make on this application.	
<b>Officer comment / response:</b>	N/A
Any relevant Condition / Informative note?	N/A

<b>GYBC Enabling and Empty Homes Officer</b>	<b>Response: Support application</b>
This location has been used as a hostel since 2010, this is a further extension request of a hostel provision. The hostel will be manned 24 hours a day, therefore ensuring, should any issues arise, they are addressed promptly. The provision of the hostel will support the Council's aspirations to create a pathway to independence.	
<b>Officer comment / response:</b>	N/A
Any relevant Condition / Informative note?	N/A

<b>GYBC Strategic Planning</b>	<b>Response: No objections</b>
<p>The site falls within the Great Yarmouth Hall Quay Development Area (Policy GY3) and is situated towards the end (at the corner of Regent Street) of a stretch of buildings, in predominantly commercial (ground floor) and commercial/private residential (upper floor) use. The ground floor of the building is currently in use for commercial purposes whilst the upper floors are vacant, however the 1st floor, which forms the current application has been in a previous temporary hostel use.</p> <p>Policy GY3 principally encourages uses which seek to bolster the towns centre's food, drink and leisure offer, in order to help implement the Council's future ambitions in this area laid down in the Great Yarmouth Town Centre Regeneration Framework and Masterplan. The policy encourages hotel uses, food and drink and upper floor residential uses, to help deliver this aspiration. Whilst a proposed hostel use is not specifically encouraged through the policy, it is not prohibited and to some extent bridges the uses between hotelier (C1) and private residential (C3).</p> <p>As proposed, the hostel use is unlikely to materially conflict with the aspirations for the area, given that the use will not occupy any active frontage or ground-floor activity where future food &amp; beverage and leisure proposals would be the preferentially encouraged use.</p> <p>The temporary nature of the proposal also provides an element of mitigation when assessed against the long-term aspiration of the area, and on balance would provide for an appropriate meanwhile use for part of an existing building that would otherwise remain vacant in a conservation area.</p>	

The proposal would also help to provide accommodation to meet a specific housing need in the town and borough, as evidenced by the Council's annual count of 'rough sleepers'. In this regard, the proposal would also be supported under Policy CS3(e).

The proposed temporary change of use to a hostel is not considered to materially conflict with the overarching long-term aspirations of Policy GY3 and is supported under Policy CS3(e).

<b>Officer comment / response:</b>	Noted and agreed
Any relevant Condition / Informative note?	Suggest hostel use is conditioned as temporary for six years and for rough sleepers only up to a max of 16

## 6. Publicity & Representations received

Consultations undertaken: Site notice

The proposal was not advertised in the Press as the application does not affect the character or appearance or a conservation area nor relate to a listed building or affect the setting of a listed building.

### 6.1. Ward Member – Cllr(s) C Talbot; J Martin; and M Smith-Clare

Representation	Officer Comment	Relevant Condition/Informative
No comments received	N/A	N/A

### 6.2. Public Representations

At the time of writing no public comments have been received.

## 7. Relevant Planning Policies

### **The Great Yarmouth Core Strategy (adopted 2015)**

- Policy CS3: Addressing the borough's housing need
- Policy CS7: Strengthening our centres
- Policy CS9: Encouraging well-designed, distinctive places
- Policy CS10: Safeguarding local heritage assets
- Policy CS11: Enhancing the natural environment
- Policy CS16: Improving accessibility and transport

### **The Great Yarmouth Local Plan Part 2 (adopted 2021)**

- Policy GSP1: Development Limits
- Policy GSP5: National site network designated habitat sites and species impact avoidance and mitigation
- Policy GY1: Great Yarmouth Town Centre area
- Policy GY3: Hall Quay Development Area
- Policy A1: Amenity

- Policy E5: Historic environment and heritage
- Policy I1: vehicle parking for developments

## 8. Other Material Planning Considerations

### Supplementary Planning Documents

- Hall Quay Planning Brief adopted July 2019 - This supplementary planning document supports and interprets policy CS7 of the adopted Local Plan Part 1 Core Strategy

### National Planning Policy Framework (July 2021)

- Section 4: Decision Making
- Section 16: Conserving and enhancing the historic environment

### Housing Act 1985 Section 326 – The space standard:

- Min of 6.5m<sup>2</sup> – 8.4m<sup>2</sup> (70 - 90 sqft) floor area for 1 adult person bedroom

### Sections 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990:

- Section 66 requires in considering whether to grant planning permission for development which affects a listed building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- Section 72 requires with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

## 9. Planning Analysis

- 9.1. Legislation dictates how all planning applications must be determined. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 9.2. Section 70(2) of the Town and Country Planning Act 1990 (as amended) states: *In dealing with an application for planning permission the authority shall have regard to–*
- (a) the provisions of the development plan, so far as material to the application,*
  - (aza) a post-examination draft neighbourhood development plan, so far as material to the application,*
  - (b) any local finance considerations, so far as material to the application, and*
  - (c) any other material considerations.*

This is reiterated at paragraphs 2 and 47 of the National Planning Policy Framework.

### Main Issues

The main planning issues for consideration include:

- Principle of development
- Character and appearance and heritage assets
- Amenity
- Other matters

### Assessment:

**Proposal summary:** Proposed change of use of first floor for a temporary period of six years to hostel and ancillary office space

## 10. Principle of Development

- 10.1 The site is within the development limits in accordance with Policy GSP1 where development will be supported in principle subject to compliance with other relevant policies in the development plan and material considerations.
- 10.2 In terms of the site location, this falls within both the Great Yarmouth Town Centre area Policy GY1 and Hall Quay Development Area Policy GY3. The area is also covered by the Hall Quay Planning Brief adopted July 2019 - this supplementary planning document supports and interprets Policy CS7 relating to strengthening our centres.
- 10.3 These policies seek amongst other things to:
- encourage diversity of uses – Policy CS7d;
  - increase residential uses within the town centre through the re-purposing of vacant buildings and/or upper floors – Policy GY1a; and,
  - hotel and residential uses on upper floors will be focused within buildings which provide principal frontage to Hall Quay – Policy GY3.

The Hall Quay Planning Brief also indicates that residential uses will be generally supported and within those buildings fronting Hall Quay such uses will be preferred on upper floors only.

The planning history in terms of previous hostel use permitted by 06/10/0349/F and 06/12/0535/F – the latter permission restricted to YMCA only, is also a material consideration that can be given a degree of weight.

- 10.4 Although a hostel is somewhere where people will sleep, it is a *sui generis* use (a use which does not fall within the specified Use Classes [for example Use Class C relates to 'sleep' uses in the form of: C1 Hotels; C2 Residential Institutions / C2A Secure Residential Institutions; C3 Dwellinghouses; and C4 Houses in Multiple Occupation], including those specifically identified in Article 3(6) of The Town and Country Planning (Use Classes) Order 1987). In this regard the comments of GYBC Strategic Planning are of particular importance as set out in section 5.2 above.
- 10.5 The most relevant comments of Strategic Planning are reproduced below:

*Policy GY3 principally encourages uses which seek to bolster the towns centre's food, drink and leisure offer, in order to help implement the Council's future ambitions in this area laid down in the Great Yarmouth Town Centre Regeneration Framework and Masterplan. The policy encourages hotel uses,*



*food and drink and upper floor residential uses, to help deliver this aspiration. Whilst a proposed hostel use is not specifically encouraged through the policy, it is not prohibited and to some extent bridges the uses between hotelier (C1) and private residential (C3).*

*As proposed, the hostel use is unlikely to materially conflict with the aspirations for the area, given that the use will not occupy any active frontage or ground-floor activity where future food & beverage and leisure proposals would be the preferentially encouraged use.*

*The temporary nature of the proposal also provides an element of mitigation when assessed against the long-term aspiration of the area, and on balance would provide for an appropriate meanwhile use for part of an existing building that would otherwise remain vacant in a conservation area.*

*The proposal would also help to provide accommodation to meet a specific housing need in the town and borough, as evidenced by the Council's annual count of 'rough sleepers'. In this regard, the proposal would also be supported under Policy CS3(e – supporting the provision of housing for vulnerable people....).*

*The proposed temporary change of use to a hostel is not considered to materially conflict with the overarching long-term aspirations of Policy GY3 and is supported under Policy CS3(e).*

- 10.6 Therefore on balance the proposed use is not considered contrary to the development plan subject to the application of conditions making the proposal temporary; limiting the number of occupants; and restricting use to rough sleepers only and their support workers.

## **11. Impact on Character and Appearance of the Area including Heritage Assets**

- 11.1 The character of the area is contributed to by the divergence of uses, public realm, conservation area and listed buildings amongst others. It is important to note that the proposal requires no alterations to the external appearance of the building or the existing means of access/egress and so in this regard there is unlikely to be any discernible change that would impact on existing character and appearance of the area.
- 11.2 Furthermore, the proposal has been assessed against sections 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In this regard it is important to note that Historic England have not offered advice on the proposal [see section 5.1] considering it is for the Councils own conservation adviser to provide views on the proposal and in this regard GYBC Conservation have raised no objections [see section 5.2].
- 11.3 In relation to section 66 this requires in considering whether to grant planning permission for development which affects a listed building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The proposal does not relate to a listed building and there is no harm to the setting of nearby listed buildings.

- 11.4 Section 72 requires with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability or preserving or enhancing the character or appearance of that area. Again, the proposal is not considered to cause harm to the character and appearance of the conservation area including Row 62.
- 11.5 Of further consideration is that the proposal will provide for active and viable re-use of a vacant part of the building within the conservation area and setting of listed buildings. In this respect there are likely public benefits arising from the proposal both in terms of building maintenance and providing accommodation for those in need. Given there is no identified harm to the significance of designated heritage assets, as assessed above, there does not need to be further weighing up of harm against public benefit [section 16 NPPF].
- 11.6 As such the proposal is considered to comply with Policies CS9, CS10 and E5 of the development plan.

## **12. Amenity**

- 12.1 In terms of amenity of existing occupiers in the immediate locality the proposal is assessed against the criteria in relation to Policy A1. It is to be noted that the premises are in a mixed-use area including both commercial and residential. The proposal is utilising existing first floor accommodation that has previously been used for hostel purposes and it is not considered that the proposed use will lead to an unacceptable impact on the amenities of occupiers of existing properties/premises. Of further consideration is that the premises will be staffed 24 hours a day, therefore ensuring, should any issues arise, they are addressed promptly.
- 12.2 In terms of amenity of the proposed occupiers, again Policy A1 applies. The first-floor proposal has a primary access/egress via stairs to a stepped entrance direct from Hall Quay. There is a secondary stairwell to the rear providing access to the car park, refuse bins, and alternative means of escape.
- 12.3 The bedrooms proposed for the hostel are all served by external windows and have a floor area ranging from a minimum of 6.5 m<sup>2</sup> to a maximum of 11.5 m<sup>2</sup>, and all will fit a single bed, bedside cabinet and wardrobe. In terms of space standards for bedrooms as a hostel, there are no nationally described space standards. However, under the 1985 Housing Act (sections 325 and 326), and as for HMOs, there are space standards for floor areas of room for 1 adult person per room: a minimum of 6.5m<sup>2</sup> – 8.4m<sup>2</sup> (70-90 sqft) floor area for a 1-adult person room. Therefore all 16 rooms for sleepers meet the minimum requirement.
- 12.4 There are 4 kitchens serving the accommodation as well as six combined shower/WCs and a laundry room. Rooms 1 to 5 fronting Hall Quay will be used as office space for the Rough Sleeping Team and staff employed by external partners who provide support to rough sleepers.
- 12.5 Given the above and the anticipated short-term occupation of the accommodation by an individual on their pathway to independence it is considered that the proposal is compliant with Policy A1.

### **13 Access, Traffic and Highways impacts**

- 13.1 The use will have on site staff that will either continue with existing arrangements of using nearby Council staff car parking facilities and the overnight concierge team will have access to two on-site parking spaces being leased as part of the proposal.
- 13.2 The location of the building is within easy walking distance of the Town Centre and main central bus station, providing bus routes throughout the Borough and the support services that this cohort require such as the job centre and medical facilities.
- 13.3 The residents are highly unlikely to have access to or ownership of a vehicle therefore there is unlikely to be any additional parking pressures because of the proposal.
- 13.4 It is noted that the highway authority has no objections to the proposal and as such complies with Policies CS16 and I1 of the development plan.

### **14 Habitats Regulations Assessment (HRA)**

- 14.1 In this instance as the proposal is a further continuation of a former (temporary) hostel use which goes back to 2010, it does not represent a 'net increase' in recreational pressure. In effect the existing recreational pressure from the previously consented [albeit temporary permissions] accommodation has already been factored into the Local Plan level HRA. As such, a financial contribution for mitigation is not required in order to comply with Policies CS11 and GSP5 and the proposal can be screened out as the effects of the accommodation on increased recreational visitor pressure have already been taken into account.
- 14.2 Nutrient Neutrality – Site is within water recycling centre network draining outside of nutrient neutrality catchment so no new impacts arise.

### **15**

### **16 Social and Economic impacts**

- 16.1 The following is a summary of both social and economic factors which are considered material to the determination of the application:
- This proposal makes good use of the first floor within a very large property of which three quarters is currently stood empty
  - The temporary permission will make use of part of the building whilst allowing adequate time for other uses to be considered as part of the wider regeneration of the Hall Quay area.
  - The development will provide a use that is beneficial to a vulnerable group of people as part of a wider strategy to end homelessness and make use of that part of the building which has an established history of providing hostel accommodation and which otherwise is likely to remain empty.
  - Currently individuals from this cohort are being placed in B&B accommodation. A dedicated hostel will allow those with higher needs to receive appropriate housing and support.

- The scheme is intended at this time to be temporary as the dedicated work being carried out is a proactive approach to addressing homelessness with the aspiration of significantly decreasing and over the longer term ending rough sleeping entirely.

## **16 The Planning Balance**

- 16.1 Policy GY3 principally encourages uses which seek to bolster the towns centre's food, drink and leisure offer, in order to help implement the Council's future ambitions in this area laid down in the Great Yarmouth Town Centre Regeneration Framework and Masterplan. The policy encourages hotel uses, food and drink and upper floor residential uses, to help deliver this aspiration. Whilst a proposed hostel use is not specifically encouraged through the policy, it is not prohibited and to some extent bridges the uses between hotelier (C1) and private residential (C3) and provides an additional use for which there is an evidenced need.
- 16.2 As proposed, the hostel use is unlikely to materially conflict with the aspirations for the area, given that the use will not occupy any active frontage or ground-floor activity where future food & beverage and leisure proposals would be the preferentially encouraged use.
- 16.3 The temporary nature of the proposal also provides an element of mitigation when assessed against the long-term aspiration of the area, and on balance would provide for an appropriate meanwhile use for part of an existing building that would otherwise remain vacant in a conservation area.
- 16.4 The proposal would also help to provide accommodation to meet a specific housing need in the town and borough, as evidenced by the Council's annual count of 'rough sleepers'. In this regard, the proposal would also be supported under Policy CS3(e – supporting the provision of housing for vulnerable people....).
- 16.5 The proposed temporary change of use to a hostel is not considered to materially conflict with the overarching long-term aspirations of Policy GY3 and is supported under Policy CS3(e).
- 16.6 Therefore on balance the proposed use is not considered contrary to the development plan subject to the application of conditions making the proposal temporary; limiting the number of occupants; and restricting use to rough sleepers only and their support workers.
- 16.7 In all other regards the proposal is considered acceptable as assessed in the sections above in relation to development plan policy and other material considerations.

## **17 Conclusion and Recommendation**

- 17.1 Having considered the details provided, the application is considered to comply with policies CS3, CS7, CS9, CS10, CS11 and CS16 from the adopted Core Strategy, and policies GSP1, GSP5, GY1, GY3, A1, E5 and I1 from the adopted Local Plan Part 2. It is considered that there are no other material considerations to suggest the application should not be recommended for approval.

## **RECOMMENDATION:**

It is recommended that application 06/22/0946/CU should be APPROVED, subject to the following conditions

### **Proposed Conditions**

- (i) This permission expires on [insert date six years from date permission issued] and unless on or before this date application has been made for an extension to the period of permission and such application is approved by the Local Planning Authority the use shall be discontinued.

The reason for the condition is:-

In order to retain control over the use of the site and in the interest of the amenities of the locality and in order to help implement the Council's future ambitions in this area laid down in the Great Yarmouth Town Centre Regeneration Framework and Masterplan.

- (ii) The development shall be carried out in accordance with the application form and the following plans:

- . Site Location Plan
- . First Floor Plan
- . Parking, Bin Location and Fire Escape Route Plan

The reason for the condition is:-

For the avoidance of doubt.

- (iii) The occupation of the hostel use hereby permitted shall be limited to 'rough sleepers' and support staff connected with that use only.

The reason for the condition is :-

In order to retain control over the use of the site and in the interest of the amenities of the locality and in order to help implement the Council's future ambitions in this area laid down in the Great Yarmouth Town Centre Regeneration Framework and Masterplan.

- (iv) Only the sixteen rooms labelled as Bed 6 - 21 (inclusive) on the approved first floor plan shall be used by rough sleepers and no more than 1 adult shall occupy any of these rooms at any one time.

The reason for the condition is :-

In accordance with what was applied for and to ensure suitable accommodation for all occupiers in terms of space standards.

- (v) The office space hereby permitted within the rooms labelled as Bed 1 - 5 (inclusive) on the approved floor plan shall be ancillary to the hostel use for

'rough sleepers' only and shall not be occupied as a separate and unassociated office use.

The reason for the condition is :-

In order to retain control over the use of the site and in the interest of the amenities of the locality and in order to help implement the Council's future ambitions in this area laid down in the Great Yarmouth Town Centre Regeneration Framework and Masterplan.

**Appendices:**

1. Site Location Plan



**Appendix 1: Site Location Plan**

