

CHANGE OF USE OF THE RED COW PUBLIC HOUSE TO A RESTAURANT (GROUND FLOOR) WITH RESIDENTIAL ACCOMODATION ABOVE.

Air Quality Assessment

The application site is located within an Air Quality Management Area. The site is currently occupied by a Grade 2 listed building.

If an air quality assessment was carried out for the surrounding area it would be worthless because, regardless of the findings, the application for the change of use of the existing building cannot do anything to improve the air quality and any mitigation required to improve living conditions would be compromised by the building being listed and the focus of the application to keep change to an absolute necessity.

Air quality mitigation only really works in new build. If it can't be mitigated then, and only then, can prevent development. Where there is existing development, the test is of mitigation and whether the proposed use introduces a more sensitive use to the site. As explained in the supporting statements, the ground floor use at the moment (a public house) is similar in function to the proposed use (restaurant) and the first floor is already in residential use, albeit ancillary to the lawful use as a pub.

The validation checklist states that an Air Quality report is needed if the proposal will "introduce "sensitive receptors" eg. dwellings, schools, hospitals, into an area of poor air quality". This proposal does not introduce any more "sensitive receptors" than existing. No additional residential floor space is being proposed, the application only proposes the re-organising of the internal layout and removing the need for the residential use to be ancillary to the downstairs use.

In listing building terms, the protection of the listed building must outweigh trying to retrofit potentially harmful mitigation measures to an existing building which it is almost impossible to do anyway.

On this basis, no further evidence is provided and the case made in this statement should be part of the planning balance for the decision maker.