

From: [Planning Officer](#)
To: [Councillor](#)
Subject: 22 Castle Street
Date: 20 June 2024 10:46:36

Dear Sirs,

We refer to the subject planning application.

We are the freehold owner of 22 Castle Street, a property which is immediately adjacent to the subject property. It has been in our ownership for in excess of 20 years.

There are outstanding listed building breaches in respect of the subject property, specifically the demolition of a grade II listed wall partially demarcated by the occupier / owner in April 2022 which remains unresolved. Clearly this has implications on the use of the rear part of the property in respect of a brewery, and the wall in any case must be properly reinstated. We continue to reserve our rights on this matter and pursuance of the local authority and/or occupier and/or owner for the decisions made in respect of the demolition, and are an active owner of the lack of progress being made by the local authority since our complaint was raised in April 2023. As up to date photograph of the current position is attached.

Furthermore, the occupier / owner has allowed this listed building to deteriorate generally over recent years and the rear area of the property appears untidy and poorly kept. The occupier / owner seem intent on pushing the boundaries with this property causing lasting damage to the local area.

Notwithstanding the above the application is of concern to us as a result of a complete lack of detail. Whilst we are unclear what is proposed in detail on an initial review we have the following concerns:

1. There appears to be a plan to install or convert (unknown) a movable structure (unknown size or detail) suggesting whether planning would be required for the same within the rear part of 22 Castle Street. Please showing the size, detail and location of the outflow, equipment and extraction should be sent from the applicant to further understand their proposal.
2. The subject property is located adjacent to residential properties on the one side and our property on the other side. There are no reports submitted with the application which give an unbiased determination on the impact of the wall, noise or other potential detrimental impact which would impact the adjacent properties either side of the building.

We consider that once detailed drawings and a noise / smell assessment has been provided, we can further consider the application and provide further views.

We look forward to hearing from you.

Yours faithfully,

Andrew Brown
General Council

