

Report for Resolution

Report to Planning Applications Committee
Date 1 March.2012
Report of Head of Planning Services
Subject 11/02192/C Public Convenience St Saviours Lane Norwich

Item
5(1)

SUMMARY

| | |
|---|------------------------------------|
| Description: | Demolition of public conveniences. |
| Reason for consideration at Committee: | Objections |
| Recommendation: | Approve |
| Ward: | Mancroft |
| Contact Officer: | Mr Kian Saedi Planner 01603 212524 |
| Valid Date: | 4th January 2012 |
| Applicant: | Mr Chris Rayner |
| Agent: | Steve Brown |

INTRODUCTION

The Site

Location and Context

1. The site is located on the north side of St Saviours Lane adjacent to St Saviours Church and pay and display car park. The site is located within the City Centre Conservation Area and is also located within a Main Area of Archaeological Interest.
2. The building is built next to the car park that was established following the demolition of C17 buildings in this location in the mid 20th Century.

Constraints

3. City Centre Conservation Area
4. Area of Main Archaeological Interest

Equality and Diversity Issues

There are no significant or diversity issues

The Proposal

5. The application is for conservation area consent for the demolition of public conveniences on St Saviours Lane only. It is not a planning application for car

parking. The Council has already decided to close the toilets.

Representations Received

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Four letters of representation (including one from Norwich Society) have been received citing the issues as summarised in the table below.

| Issues Raised | Response |
|---|--|
| No council run public conveniences exist nearby and closing the toilets will result in more people fouling in St Saviours churchyard. | Paragraph 9 |
| The closure of the toilets will exacerbate the issue of people fouling on the site of St Edmund's Church | Paragraph 9 |
| Toilets are well used and therefore much needed | Paragraph 9 |
| Six more parking spaces are not needed | Paragraph 13 |
| The building is very eye catching with some attractive brickwork. The copper roof is valuable. | Paragraphs 11-12 |
| Alternative use should be found for the building Proposal not in accordance with Policy TRA20 | This is principally a matter for the Council as landowner not the Local planning Authority. Policy TRA20 no longer saved within the Local Plan (as of 30 th Nov. 2007) and para 13 |

Consultation Responses

7. English Heritage - No formal response at time of writing this report

Environmental Health - No objection

Archaeological Adviser – No objection

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS):

PPS1 - Delivering Sustainable Development

PPS5 - Planning for the Historic Environment

Adopted East of England Plan (May 2008):

ENV6 - The Historic Environment

Adopted Joint Core Strategy (March 2011):

Policy 2 - Promoting Good Design

Policy 11 - Norwich City Centre

Saved Policies of the Adopted City of Norwich Replacement Local Plan (November 2004):

HBE8 - Development in Conservation Areas

Northern City Centre Area Action Plan (NCCAAP) (March 2010)

Policy WW1 Land west of Whitefriars –mixed use redevelopment

Principle of Development

Policy Considerations

8. The main considerations in relation to this proposal relate to the impact the demolition of the toilet block will have upon the City Centre Conservation Area.

Other Material Considerations

9. Three letters of objection have been received raising concern that the toilets are well used and to lose them will result in increased incidences of public fouling on land belonging to St Saviours Church and St Edmund's Church respectively. It is worth noting that public toilets are available elsewhere in the City, most notably north of the site in Anglia Square. The decision to close this particular Public Convenience comes as a result of extensive public consultation and has been decided by the Council. It should be noted that Policy WW4 of the NCCAAP would require the redeveloped site to incorporate replacement public conveniences.

Design

Conservation Area – Impact on Setting

10. Policy 1 of the Joint Core Strategy sets out that heritage assets and the wider historic environment will be conserved and enhanced through the protection of structures which contribute to their surroundings and policy 2 seeks to promote good design. The site is located within the City Centre Conservation Area, which is classified as a designated heritage asset under PPS5. Policy HE9 of PPS5 states that the significance of a heritage asset can be harmed through the loss of development within its setting. The demolition of the Public Convenience must therefore be assessed against the consequential impact upon the significance of the wider Conservation Area.
11. The toilet block is a relatively modern building thought to have been constructed between 1956-1962. The building is not listed but does not possess the utilitarian standard of design common to many toilet blocks of this age. The north, west and south elevations of the building adopt a chequerboard brick pattern reminiscent of Tayler and Green housing in South Norfolk. English Heritage have been invited to comment on whether they believe the building should be listed, but at the time of writing this report the indication is that the building will not receive any such recommendation. The building is otherwise not regarded as having significant design merit and it is not considered that the demolition of the building will have a

detrimental impact on the character of the Conservation Area or immediate street scene.

12. However, it is recommended that a condition be added to any permission requiring that the building be photographically recorded prior to demolition.

Transport and Access

Car Parking

13. The site adjoins a pay and display car park and it is proposed to tarmac the resultant area to provide four additional parking spaces, which is considered to be “permitted development” and not require a separate application.

Environmental Issues

Archaeology

14. The site is located within an Area of Main Archaeological Interest (as defined on the proposals map), but no adverse comments have been received from Norfolk Landscape Archaeology .

Conclusions

15. It is not considered that the demolition of the Public Convenience will result in any adverse visual impact to the City Centre Conservation Area or street scene. The design of the Public Convenience is unusual within the Norwich City area and it is therefore recommended to photographically record the building prior to demolition and then to be placed on the Historic Environment Record. Following the imposition of conditions the proposal is therefore considered acceptable and in accordance with the objectives of PPS1 and PPS5, Policy ENV6 of the East of England Plan (2008), Policies 2 and 11 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), saved policies HBE7 and HBE8 of the City of Norwich Replacement Local Plan 2004 and all other material considerations

RECOMMENDATIONS

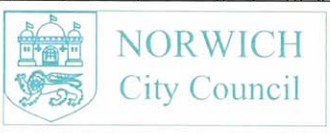
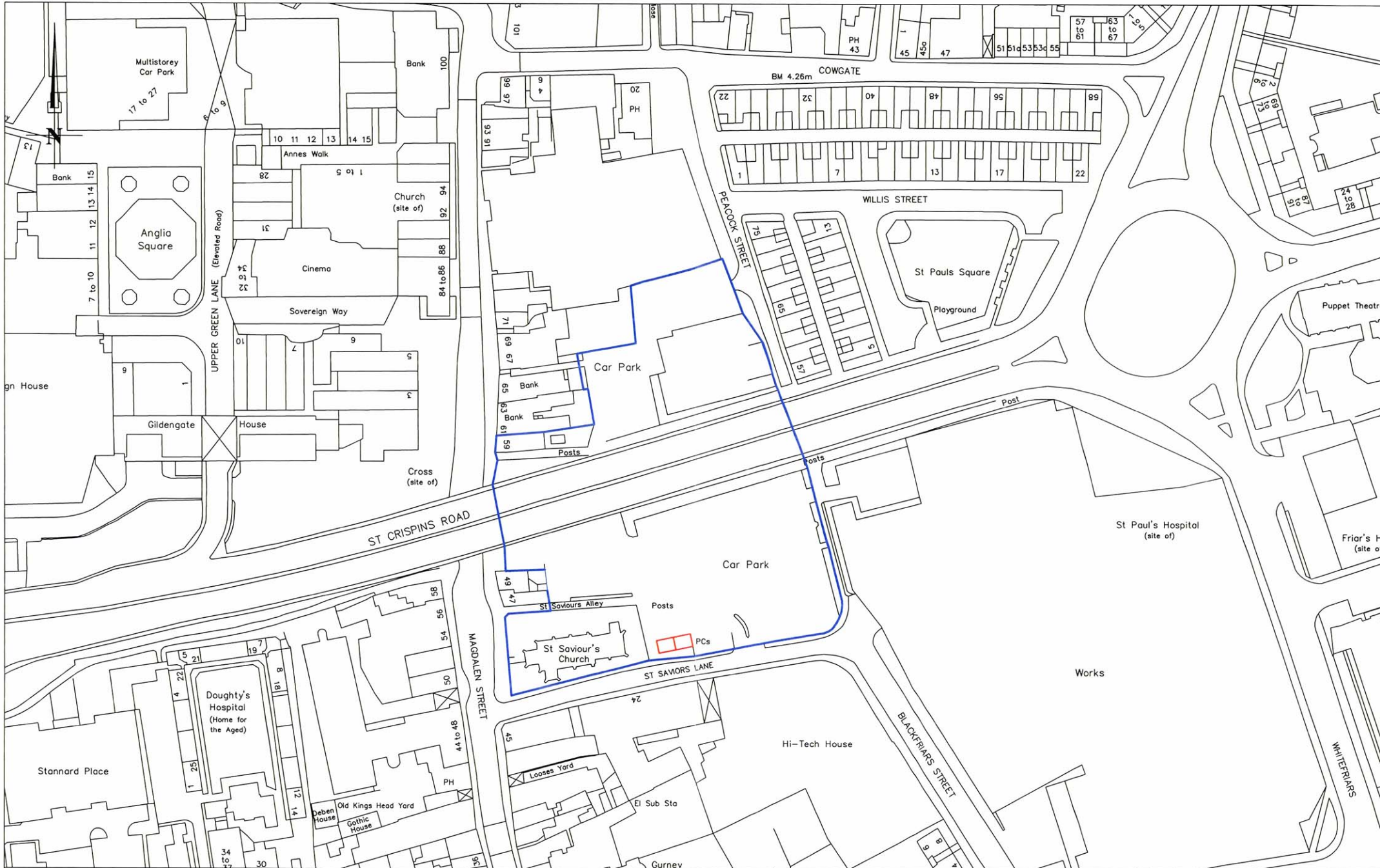
To approve application no 11/02192/C Public Convenience St Saviours Lane Norwich and grant conservation area consent, subject to the following conditions:

1. that the works to which it relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted;
2. the development hereby approved shall be carried out in accordance with the plans and details as specified on this decision notice;
3. before any works of demolition are commenced a full photographic record of the public convenience shall be commissioned by the applicant and deposited with the Local Authority and the Norfolk Historic Environment Record.

Reasons for approval:

1. The time limit condition is imposed in order to comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2005.

2. For the avoidance of doubt
3. To comply with saved policy HBE7 of the City of Norwich Replacement Local Plan (Adopted November 2004).



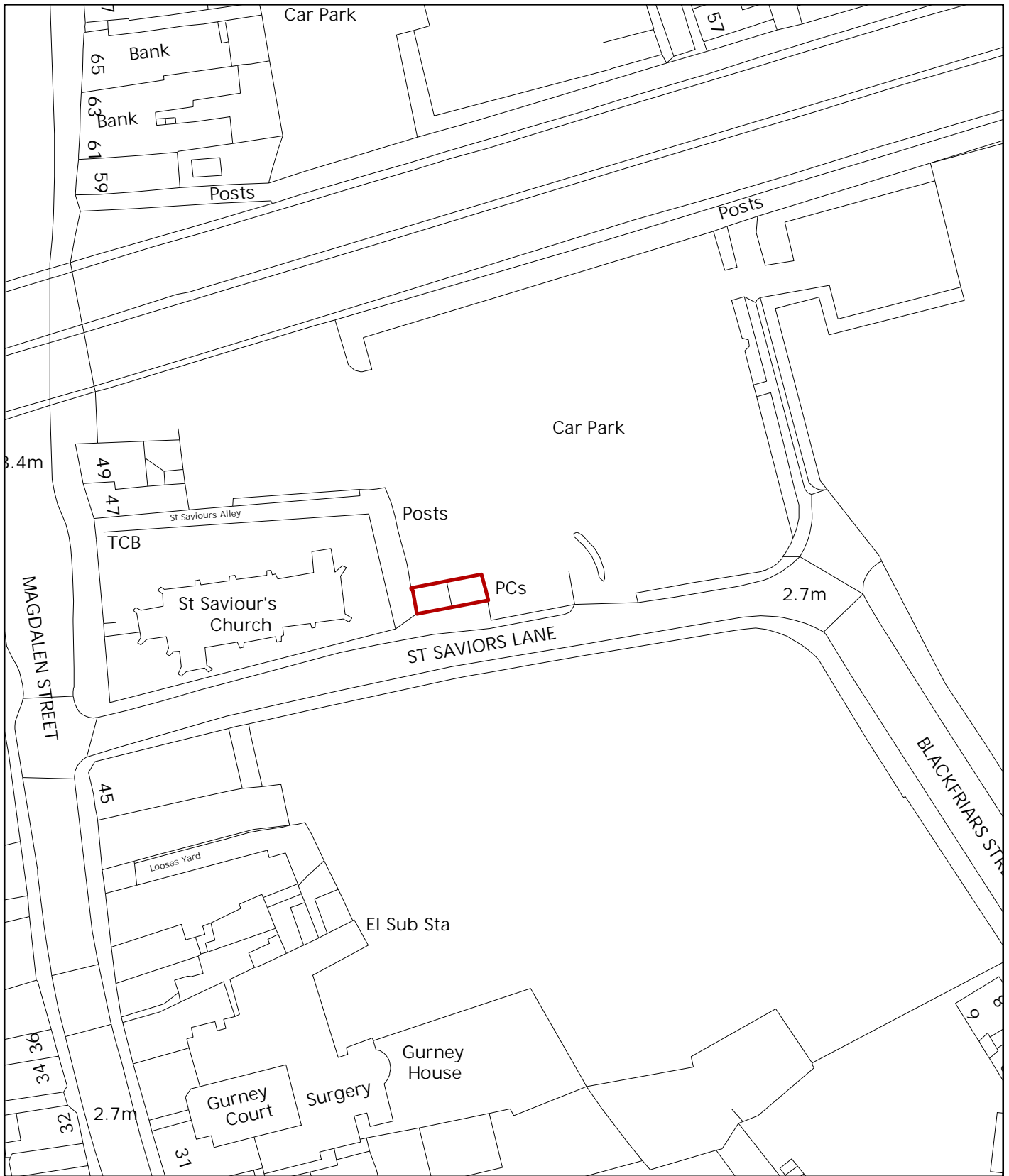
Title
**St Saviours Public Convenience
 Proposed Demolition**
 Location Plan

Date
 12/12/2011
 Designed by
 NEG No.
 Drawn By
 Checked By
 DWG No.
 120105/DS/002

Scale(s)
 1:1000
 No. Date Notes
 REVISIONS

| No. | Date | Notes | REVISIONS | Int | Ckd |
|-----|------|-------|-----------|-----|-----|
| | | | | | |

Property Services
 Regeneration and Development
 City Hall, St Peters Street,
 Norwich, NR2 1NH
 Tel 0844 980 3333



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Planning Application No 11/02192/C

Site Address Public Convenience, St Saviours Lane

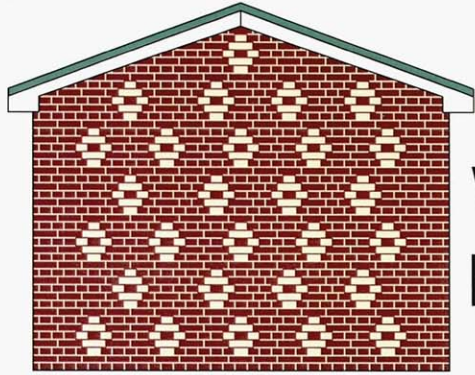
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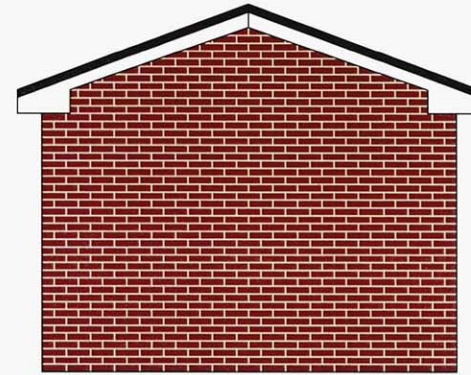
NORWICH
City Council

PLANNING SERVICES

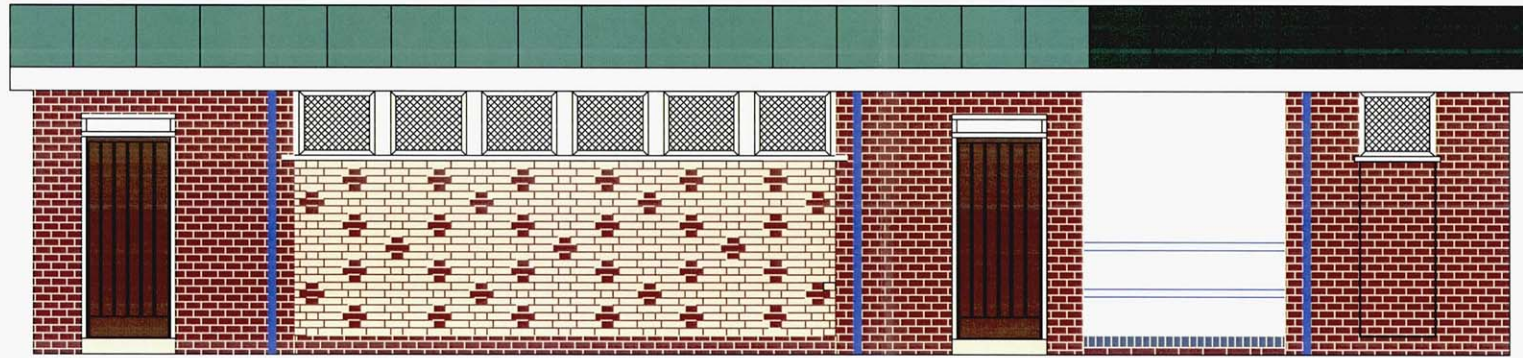




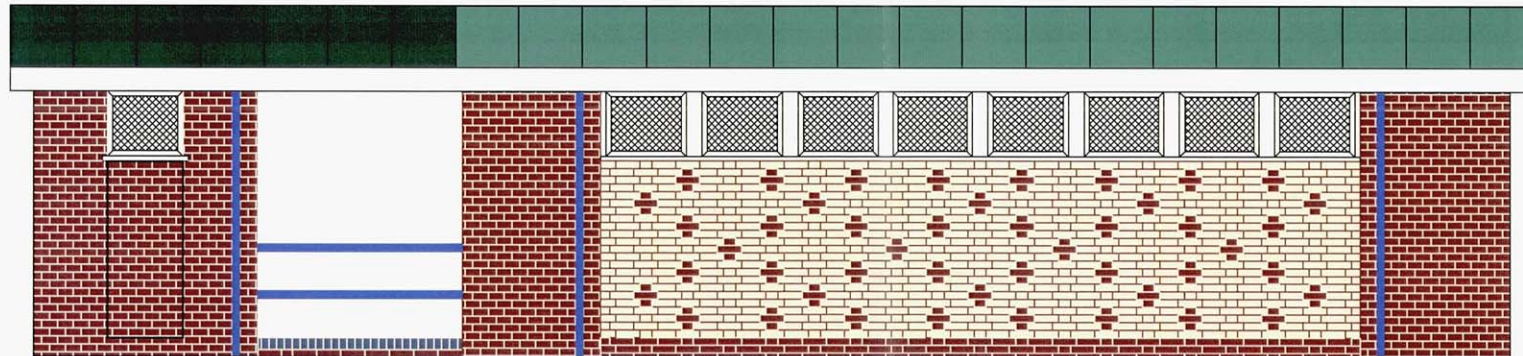
West
Elevation



East
Elevation



South
Elevation



North
Elevation



NORWICH
City Council

Title
St Saviours Public Convenience
Proposed Demolition
Property Elevations

Date
01/12/11
Designed by
Drawn By
SLMB
DWG. No.
120105/DS/001

Scale(s)
1:50
NEG. No.
Checked By

No. Date Notes REVISIONS

Int. Ckd.

Property Services
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City Hall, St Peters Street,
Norwich, NR2 1NH
Tel 0844 980 3333