

Planning Applications Committee

12 March 2009

Agenda Number:	C4
Section/Area:	INNER
Ward:	MANCROFT
Officer:	Jo Negus
Valid Date:	20 January 2009
Application Number:	08/01311/U
Site Address :	Upstairs Downstairs Furniture 20 St John Maddermarket Norwich NR2 1DN
Proposal:	Change of use from shop (Class A1) to restaurant/cafe (Class A3) at ground floor.
Applicant:	Mrs Sandra Almeida
Agent:	Julie Carpenter

THE SITE

The site is located to the west side of St John Maddermarket in the City centre. The building is a Grade II listed building located in the City Centre Conservation Area and the City Centre Leisure Area.

PLANNING HISTORY

The site has previously been granted consent for use as a doctor's surgery, restaurant, meeting/consulting rooms and the up until recent retail use. Permission was granted in 2007 for the change of use from meeting/consulting rooms to the current use of retail.

THE PROPOSAL

The proposal is to change the use from a shop (Class A1) to a restaurant/cafe (Class A3) at ground floor with residential above. There are no internal or external alterations proposed under this planning application.

CONSULTATIONS

The application was advertised in the press, on site and neighbours notified. One letter of representation was received, objecting to the proposal on the grounds of:

- High number of cafes/restaurants in the surrounding area
- Highways implications

PLANNING CONSIDERATIONS

Relevant Planning Policy Statements:

Planning Policy Statement 1 – Delivering Sustainable Development
Planning Policy Statement 6 – Planning for Town Centres

Relevant Local Plan Policies:

EP22 – High standard of residential amenity
SHO22 – Food and drink uses
TRA8 – Servicing provision

There would be three main considerations for the proposed change of use. These would be the impacts of the use on the vitality of the city centre, highways and residential amenity.

The site is located in the City Centre Leisure Area, not in any defined retail areas. As such there is no policy reason to retain the retail use and the proposal for café/restaurant use is in accordance with saved policy SHO22. The proposed use must also be considered under Planning Policy Statement 6, which seeks to safeguard the vitality and viability of city centres. The proposed restaurant use is considered to lead to a vibrant use which would not lead to an adverse impact on the city centre.

With regards to highways the premises has a lay-by where servicing and deliveries can take place from adjacent to the site. Other uses in area work successfully, for example the Belgium Monk and so the impact on the highway is considered to be minimal. There are also cycle stands outside the premises which could be used by potential customers and staff.

The proposed use is not considered to have an adverse impact on residential amenity. The hours of use proposed are 08:30 to 17:00 each day of the week. No extraction ventilation is proposed under this application as the applicant has

advised that the premises already has adequate equipment installed in the kitchen area, most likely from the previous restaurant use.

The proposed change of use is therefore considered to be acceptable in this highly accessible location in the City Centre Leisure Area.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following condition:-

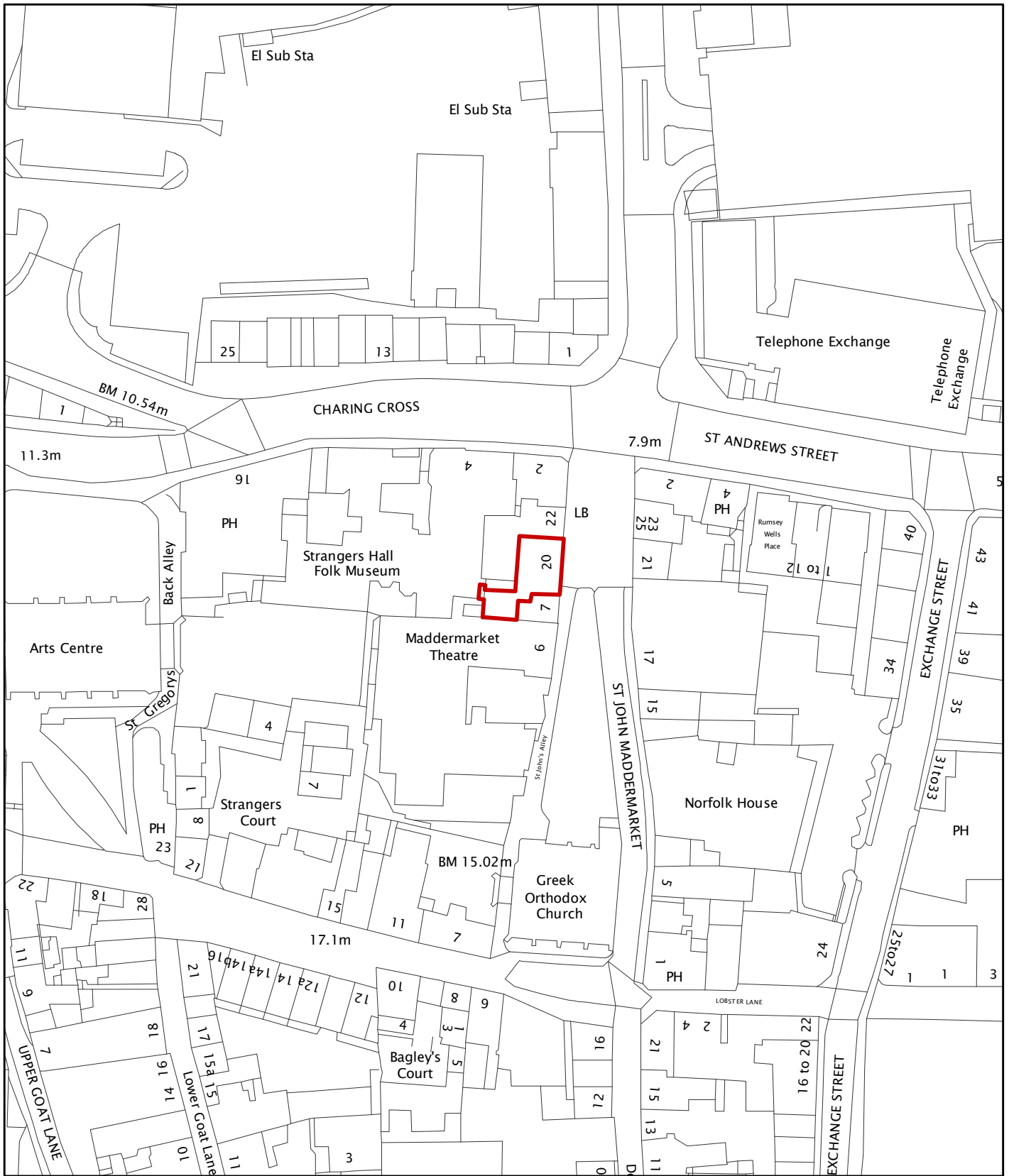
1. The development must be begun within three years of the date of this permission.

Reason for Approval:

The proposed change of use is not considered to have an adverse impact on the vitality or viability of the city centre, by virtue of the location of the premises outside of the defined retail areas. The proposed change of use is therefore in accordance with Planning Policy Statement 6.

The proposed change of use is not considered to have an adverse impact on highway safety or traffic thoroughfare by virtue of highly accessible location of the site and the availability of a lay-by outside the premises which could accommodate deliveries and servicing vehicles. The proposed change of use is therefore in accordance with saved policy TRA8 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004) and Planning Policy Statement 1.

The proposed change of use is not considered to have an adverse impact on residential amenity by virtue of the proposed hours of operation. The proposed change of use is therefore in accordance with saved policy EP22 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004).



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Site Address - Upstairs Downstairs Furniture, 20 St John Maddermarket, Norwich

Scale - 1:1000



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

