

Planning Applications Committee

11 September 2008

Agenda Number:	C1
Section/Area:	INNER
Ward:	MANCROFT
Officer:	Sarah Platt
Valid Date:	18 July 2008
Application Number:	08/00631/F
Site Address:	Graphics House 60 Bethel Street Norwich NR2 1NR
Proposal:	Retrospective application for the installation of commercial air condition units and screening planters on roof of building.
Applicant:	Mr Howard Utting
Agent:	Mr Howard Utting

THE SITE

The property is located on the North side of Bethel Street, comprising of a two-storey building with various alterations and an extension. The building is currently used as retail and offices. The building is located within an area of mixed uses, ranging from residential to small business units. The site is within the City Centre Conservation Area.

RELEVANT PLANNING HISTORY

4/1995/0055 - Change of use from offices (Class B1) and meeting room to retail (Class A1) and offices. (APCON - 09/03/1995)

THE PROPOSAL

The application is a retrospective application for the installation of 10 no. commercial air condition units and screening planters on the roof of the ground floor rear extension.

CONSULTATIONS

Advertised on site and in the press and adjoining properties notified in writing.

One letter of objection has been received citing grounds of noise and poor design.

PLANNING CONSIDERATIONS

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:

HBE8 – Development within a Conservation Area

HBE12 – High Quality of Design

EP22 – High Standard of Amenity for Residential Occupiers

The air conditioning units have already been installed and therefore this application is retrospective.

8 no. of the air conditioning units are placed on the roof of the rear single storey extension and as close to the main building as possible, with the remaining 2 no. units located behind large trees adjacent to the extension. The units are considered acceptable with regards to noise levels following consultation with Environmental Health. In accordance with the manufacturer's specification, the air conditioning units are very quiet, and should not cause a noise disturbance to neighbouring residential dwellings. To further mitigate the issue of noise the applicant will also place landscape planters along the roof edge to act as a sound barrier to further eliminate any noise disturbance for the adjoining properties.

It is generally accepted that air conditioning units are not visually attractive and the number of units in this proposal means they are quite visually dominant. However, this proposal aims to improve the roofscape and minimise the visual impact of the units through the use of landscape planters which will visually disguise the air conditioning units and minimise the overall impact the units have on neighbouring properties.

The air conditioning units are placed on a roof to the rear of the premises and are not visible to the wider Conservation Area.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

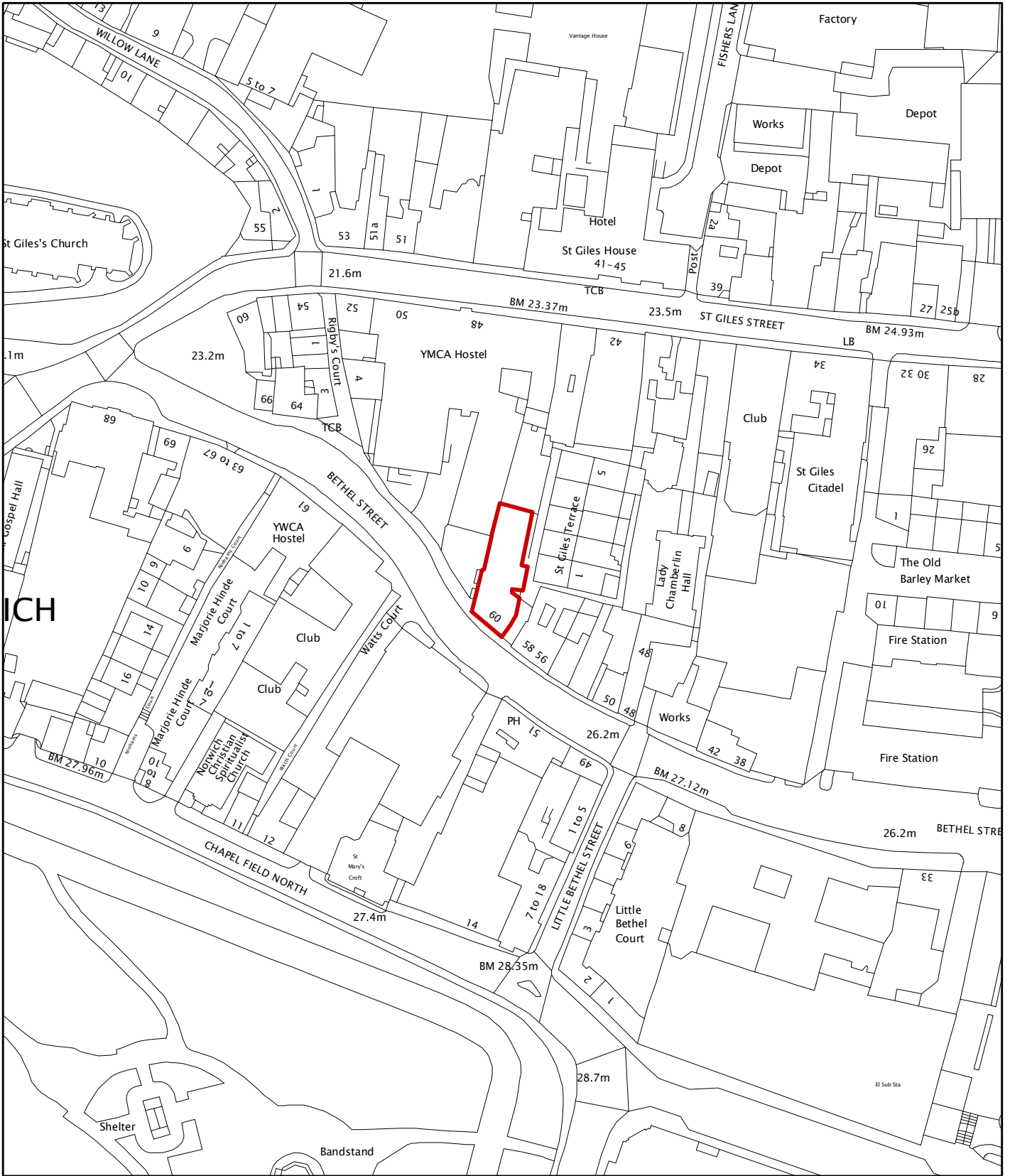
1. Air Conditioning units to be served and maintained in accordance with the manufacturer's recommendation.
2. Air conditioning units only to be operational between 08:00 and 18:00 Monday to Friday and at no time on Saturday or Sunday. Any variations on these times are to be agreed in writing with the Local Planning Authority.
3. Within six months of this decision, details of planting/landscaping to be used in the planters on the rear roof shall be submitted to and approved in writing by the Local Planning Authority and permanently retained thereafter.

REASONS FOR APPROVAL:

The proposed air conditioning units are not considered to have a detrimental affect on surrounding residential amenity through noise.

The proposed planters will help reduce any noise issues further and improve the visual appearance of the roofscape.

The proposal is therefore considered acceptable in accordance with policy ENV7 of the East of England Plan (May 2008) and saved policies HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).



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 Site Address - Graphics House, 60 Bethel Street
 Scale - 1:1250



NORWICH
 City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

