



# NORWICH City Council

**Committee name:** Planning applications

**Committee date:** 13/06/2024

**Report title:** Application No 24/00253/F – Heath House, Gertrude Road

**Report from:** Head of planning and regulatory services

**OPEN PUBLIC ITEM**

**Purpose:**

To determine:

**Application no:** 24/00253/F

**Site Address:** Heath House, 99 Gertrude Road, Norwich NR3 4SG

**Decision due by:** 21/06/2024

**Proposal:** Change of use of existing public house and ancillary flat to 1 no. dwelling

**Key considerations:** Principle of loss of public house to residential; Design and heritage impacts; Amenity; Transport.

**Ward:** Sewell

**Case Officer:** Samuel Walker

**Applicant/agent:** Trivedi Property Developments/Building Plans Ltd

**Reason at Committee:** Objections

**Recommendation:**

It is recommended to approve the application for the reasons given in the report and subject to the planning conditions set out in paragraph 79 of this report, and grant planning permission.



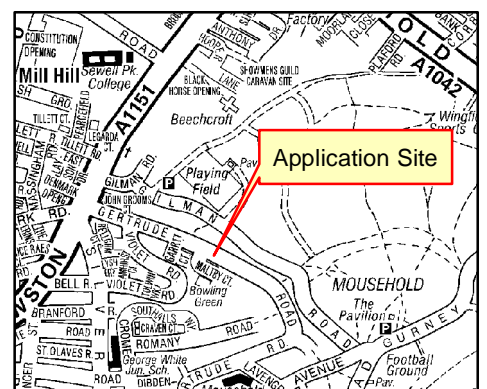
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Planning Application No:  
Site Address:

24/00253/F  
Heath House  
99 Gertrude Road  
Norwich NR3 4SG



**NORWICH**  
City Council  
PLANNING SERVICES



## **The site and surroundings**

1. This 0.08ha site relates to the property at 99 Gertrude Road, which is the currently vacant Heath House public house and its direct curtilage. The site is located in the north of the city just to the south of the western edge of Mousehold Heath.
2. Heath House is located on the southern side of Gertrude Road between Garrett Court and Maltby Court. It is a two-storey property with the principal floor plan in a V formation.
3. The main roofs have gable ends with semi-ornate barge boards and timber detailing addressing Gertrude Road which give the building a prominent place within the street scene. There are a series of subservient hipped roof forms projecting from the main structure along with two conservatory type elements and a first-floor balcony facing Gertrude Road. Solid roof forms are finished with plain tiles.
4. The ground floor is constructed from red brick laid in Flemish bond, with quoin detailing to the corners; the first floor is finished with painted render (currently an off-white colour) with the brick quoin detailing continued at the corners. Joinery is all painted timber with leaded lights at ground floor and traditional Georgian style sashes at first floor.
5. The landscaping to the curtilage to the pub is currently tarmacadam hardstanding with a variety of wire and timber boarded fence details to the boundaries.
6. The site owner also owns the adjacent plot of land formerly used as a bowling green, but currently unused designated open space. This plot does not form part of this application.
7. Gertrude Road is predominantly residential, with a high proportion of c.1910s terraced housing visible to the west of the Site and 1930s semi-detached housing to the east. Heath House, which is Locally Listed and dates to the c.1930s. Directly adjacent to the Site are contemporary flats built on the site of a former 'Sack and Bag Works'. As such, Heath House's architectural character as a former Public House provides a welcome point of contrast to the more contemporary newbuild units on Gertrude Road itself.

## **Constraints**

8. Heath House pub is a locally listed building.
9. The site is located south of County Wildlife Site 'Mousehold Heath and Valley Drive' which is protected from development which would cause significant and demonstrable harm (DM6).
10. Heath House is a community facility, though it is not identified in the Local Plan as a protected pub (DM22).
11. The application site is in a critical drainage catchment area (DM3, DM5).
12. The adjacent bowling green is identified as open space for outdoor sport and is an asset of community value. There are Tree Preservation Orders (reference TPO.309) relating to three number copper beech trees on the east boundary of

the bowling green; two number yew trees on the south boundary and a silver birch in the southwest corner of the site. The bowling green plot does not form part of this application.

### Relevant Planning History

13. The records held by the city council show the following planning history for the site.

Case no	Proposal	Decision	Date
4/1999/0493	Erection of conservatory at rear.	Approved	29/07/1999
16/00860/F	Redevelopment of bowling green to 4 no. dwellings and car parking.	Refused	15/12/2016
17/01022/F	Redevelopment of bowling green to 4 no. dwellings and car parking.	Refused	21/09/2017
18/00001/ACV	Nomination as an asset of community value.	Approved	13/08/2018
22/00795/U	Conversion of part of public house to 9 bedroom HMO retaining part of public house on ground floor.	Withdrawn	17/08/2022
22/01409/U	Conversion of Part Public House A4 to Provide Serviced Accommodation.	Refused	27/02/2023
23/01424/U	Conversion of public house to provide 3No. self-contained apartments.	Pending Consideration	

14. In 2016 and 2017 applications were submitted by the then owner to redevelop the bowling green associated with the pub to four number houses (whilst retaining Heath House in use as a pub). Both applications were refused; the 2016 application had two reasons for refusal (relating to design and open space), the 2017 application had one reason for refusal (relating to open space). An appeal against the 2017 refusal was submitted by the applicant (Appeal Ref: APP/G2625/W/18/3194937) which was dismissed by the Planning Inspectorate.
15. Following this refusal the bowling green (not the pub) was subject to a successful application to be listed as an asset of community value (ACV). The Council received notification from the landowner that they intended to sell the property in March 2019; this triggered the moratorium process and public notification period whereby interested community groups could come forward to purchase the property. No interest was received in the moratorium period. As such the protection of the ACV fell away.
16. In the last 2 years, four planning applications have been submitted by the new owner relating to redevelopment of this property. Two of which related to conversion to additional residential whilst retaining a reduced amount of pub provision, neither were approved. One was withdrawn, the second was refused. Two applications remain under consideration. One for conversion of the pub to three dwellings which cannot be determined due to Nutrient

Neutrality mitigation constraints; and this application for conversion to one dwelling.

## The Proposal

17. For a change of use from public house with ancillary accommodation (Class Sui Generis) to one residential dwelling (Class C3). Minor alterations to the exterior to facilitate this change.
18. To provide private amenity space to the rear of the site with secure cycle and refuse storage.
19. To provide two number parking spaces associated with the dwelling.
20. To retain a secured access to the adjacent open space.

## Summary of Proposal – Key facts:

21. The key facts of the proposal is summarised in the tables below:

Scale	Key Facts
Total floorspace	Approximately 372m squared internal floor space - this is as existing and as proposed, there is no proposed new build floor space as part of this application.
No. of storeys	Two
Max. dimensions	Approximately 21m x 17m at the widest points on the ground floor. Ground to main eaves approximately 2.8m Ground to main ridge approximately 4.8m

Transport Matters	Key Facts
Vehicular access	Existing entrance from Gertrude Road, adjacent to Maltby Court
No of car parking spaces	Two parking spaces proposed for the proposed dwelling. This is a reduction of seven spaces (from nine) relating to the pub use.
No of cycle parking spaces	Storage proposed for 6 cycles.
Servicing arrangements	Proposed bin storage for 2 x 1100 litre domestic bins

## Representations

22. Adjacent and neighbouring properties have been notified in writing. 2 letters of representation have been received citing the issues as summarised in the table below:

Issues raised	Response
(Residential Amenity) Two objections have been received to this application objecting to the principle of the loss of the public house.	Main Issue 1

## **Consultation responses**

23. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

## **Statutory and non-statutory consultees**

### **Design and Conservation (Norwich City Council)**

24. From an historic buildings perspective, whilst it is regrettable to change the use of the building after many years of trading as a Public House on the same site, it is beneficial to have the property inhabited and maintained, rather than allowing it to decay and incur damage from disuse and potential vandalism over time. Mousehold Heath to the north and east of the site adds relevance and context to the naming of the Site as 'Heath House'.
25. Internally, there are records to suggest original features may be present in the Public House, including original glazing and hatch designating certain areas of the Public House historically and their associated uses. To this end, maintaining internal features of the original Public House to show the progression in use from the 1930s through to the present day is encouraged. This would take the form of retention of feature-glass to 'Bar', 'Smoke Room' and 'Retail' areas of the building. It would also be advisable to retain the Site's original bar hatch in the architectural layout within, to illustrate the property's former use and resonance in local collective memory, and render the changes non-damaging to noteworthy historic fabric and evidential value. A photographic survey of the premises internally prior to any works commencing would be strongly advised in order to preserve and record original features of the Public House and maintain the historic value of the site.
26. The proposed windows would be painted timber to match existing, which would be acceptable from a Conservation and Design perspective. Timber window frames should be sensitively repaired, made good and painted where necessary to preserve this historic feature of the Site. Incorporation of new timber window frames where previously there were doorways would be acceptable as the plans would match the style and materials of the existing windows, making the changes less incongruous.
27. Due to high visibility from Gertrude Road, replacement roof materials of composite tiles, and bricks for in-filling existing doorways would require samples to be submitted prior to any works commencing. The expectation would be for any brickwork to be colour-matched to the existing walls of the building and for an appropriate traditional bond matching the existing external walls to be employed. The proposed solid insulated roofing system for the conservatory would require further details to be submitted regarding materials prior to commencement of works. This is due to the visibility of this aspect of the site from the corner of Gertrude Road and Maltby Court.
28. Conclusion: Upon review of the submitted plans the proposals are approvable in principle, with the advice that the following conditions be applied should planning permission be granted:

29. Materials Condition (DE1A): 'The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in colour, form, texture and bond those used in the existing building.'

Reason: To ensure the satisfactory appearance of the development, in accordance with Section 12 of the NPPF and Policy DM3 of the Development Management Policies Local Plan 2014.

30. Access for Recording (HA1A): 'The developer shall afford reasonable access to a Historic Building Consultant to allow for a full photographic survey (and drawings and analysis of bar hatch and any original feature-glazing on site) to be carried out before and during the course of works hereby approved. No works shall take place until details of the consultant, the type and manner of access to be provided, the level of survey proposed and the submission and planning authority and the works shall be carried out in accordance with those details as approved.'

Reason: To ensure the special architectural and historic interest of the building is recorded, in accordance with Section 16 of the NPPF and Policy DM9 of the Development Management Policies Local Plan 2014.

### **Highways (local highways authority) (Norfolk County Council)**

31. *NB: the comments below relate to a previous version of the proposals which included more car parking spaces*
32. The building benefits from previous negotiation that achieved a satisfactory site layout comprising of parking and turning facilities for a 3 separate living accommodations, resulting in provision of 6 car parking spaces.
33. For a single dwelling, that layout would also be suitable, albeit the amount of car parking provision would exceed Norfolk County Council parking guidance for a 3 bedroom property (3 car spaces). However the premises is sizeable with various other rooms that could easily become additional bedrooms and it could conceivably be repurposed as a HMO, short term letting property or again subdivided in smaller accommodations. For that reason I am minded not to advise that the car parking provision is reduced to enable adequate provision in the future should the property be adapted again, which it seems feasible to do.
34. I am able to comment that in relation to highways issues only, that Norfolk County Council does not wish to restrict the grant of consent. Should your Authority be minded to approve the application I would be grateful for the inclusion of the following conditions on any consent notice issued;-
35. SHC 21: Prior to the first use of the development hereby permitted the proposed on-site car and cycle parking/servicing/loading/unloading/turning/waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

36. SHC 22: Prior to first use of the development hereby permitted a scheme for the parking of cycles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.

Tree Protection Officer (Norwich City Council)

37. No objections from an arboricultural perspective (applicant is reminded that significant trees on site are covered by a preservation order).

## **Assessment of Planning Considerations**

### **Relevant Development Plan Policies**

#### **38. Greater Norwich Local Plan for Broadland, Norwich and South Norfolk adopted March 2024 (GNLP)**

- GNLP2 Sustainable Communities
- GNLP3 Environmental Protection and Enhancement
- GNLP5 Homes
- GNLP6 Economy (including retail)
- GNLP7.1 Growth in the Norwich Urban Area and fringes

#### **39. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM5 Planning effectively for flood resilience
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM8 Planning effectively for open space and recreation
- DM9 Safeguarding Norwich's heritage
- DM12 Ensuring well-planned housing development
- DM17 Supporting small business
- DM23 Supporting and managing the evening and late night economy
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

#### **40. Relevant sections of the National Planning Policy Framework 2023 (NPPF):**

- NPPF2 Achieving sustainable development



- NPPF4 Decision-making
- NPPF5 Delivering a sufficient supply of homes
- NPPF6 Building a strong, competitive economy
- NPPF8 Promoting healthy and safe communities
- NPPF9 Promoting sustainable transport
- NPPF11 Making effective use of land
- NPPF12 Achieving well-designed places
- NPPF14 Meeting the challenge of climate change, flooding and coastal change
- NPPF15 Conserving and enhancing the natural environment
- NPPF16 Conserving and enhancing the historic environment

#### **41. Supplementary Planning Documents (SPD)**

- Open space & play space SPD adopted Oct 2015
- Landscape and trees SPD adopted June 2016
- Heritage interpretation adopted Dec 2015

#### **Case Assessment**

42. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Policy Framework (NPPF), the council's standing duties, other policy documents and guidance detailed above, and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

#### **Main Issue 1. Principle of development**

43. Key policies and NPPF paragraphs – GNLP5, DM12, DM22 SAXX, NPPF Paragraph 11 and Section 5.

44. The proposal involves the loss of a public house and the creation of a single dwelling. The public house would be considered to be a 'community use' in the context of local policies, the change of use should be assessed as the loss of community use.

45. Norwich is fortunate in offering a vibrant and distinctive pub culture appealing to all ages and social groups. Pubs can contribute greatly to social interaction and community cohesion in residential neighbourhoods. Policy DM22 states that development resulting in the loss of an existing community facility will only be permitted where:

- a) adequate alternative provision exists within 800m of the site; or
  - b) reasonable efforts have been made to preserve the facility; and
  - c) evidence is provided to confirm that the property has been marketed for a reasonable period and there is no reasonable interest.
46. With regard to point a) it is noted that there are a number of other popular public houses within the prescribed 800m proximity to the site (including the Brewery Tap, Whalebone and Denmark Arms).
47. As this application fulfils the requirement of paragraph a) and the public house is not listed in [appendix 5](#) referenced in DM Policy 22 as an historic and community public house criteria b) and c) are not applied as a material consideration for this application.
48. The loss of any community facility is regrettable, and it is acknowledged that this site has served locals in the past. However, in accordance with Policy DM22, it is accepted that the loss of this public house is acceptable given the fact that it is not listed as a historic and community public house in Appendix 5 of the local plan, and adequate alternative provision exists nearby.
49. The bowling green to the south of Heath House is protected open space in the adopted local plan. This space is only accessible over the land at 99 Gertrude Road subject to this application. Adopted policy DM8 sets out that development leading to the loss of open space will only be permitted where a) the proposal would result in an overall qualitative or quantitative improvement to recreational facilities (either within the open space or on an alternative accessible site in the locality; and b) the benefits to sport or recreation would outweigh the loss of that open space. As this application can fulfil neither of these requirements, it is necessary to ensure the continued access to prevent the loss. The submitted design includes retention of the existing vehicular access along the west of the site. Retention of this access secures the ongoing availability of the open space which satisfies the requirements of policy DM8.

## **Main Issue 2.        Design & Heritage**

50. Key policies and NPPF Sections– GNLP2, GNLP3, DM3, DM9, NPPF Section 12, NPPF Section 16.
51. This planning application proposes only a small amount of physical work to the exterior of this locally listed building which are considered under planning policy. Refurbishment internally does not come under the consideration of this application.
52. The proposal includes:
- a) removal of one chimney stack to one of the lower roof forms which currently serves the bar area adjacent to the pub kitchen.
  - b) replacement of existing conservatory roof with an insulated roof system – details to be agreed.
  - c) At ground floor level-

- d) removal of three single doors, to be replaced with timber windows to and bricked up below, materials to match existing.
  - e) Blocking up of two number single doorways with brickwork to match existing.
  - f) Provision of a new timber window in existing opening to match existing.
53. The removal of this small chimney stack to a subsidiary roof is considered to have limited impact on the street scene or overall visual appreciation of the host building, as such is considered to be acceptable.
54. The principle of upgrading the conservatory roof to an insulated roof system is acceptable in principle. The conservatory is on the rear elevation of the building and not a prominent feature. However, as a locally listed building with distinctive architectural styling it is important that such work out is designed and specified appropriately in keeping with the host building, detail should be required by condition.
55. Subject to the alterations to structural openings and joinery at ground floor level being carried out with materials, bonds and finishes that match existing, the proposed alterations are considered to be acceptable.  
Heath House, 99 Gertrude Road is a Locally Listed building. It is not in a conservation area.
56. The key issues drawn out by the design and conservation officer relating to this application relate to ensuring that proposed joinery is painted timber constructed to match that existing on the property.
57. Due to its prominent position on Gertrude Road and high levels of visibility replacement roof materials of composite tiles, and bricks for in-filling existing doorways would require samples to be submitted prior to any works commencing. The expectation would be for any brickwork to be colour-matched to the existing walls of the building and for a bond matching the existing external walls to be employed. The proposed solid insulated roofing system for the conservatory would require further details to be submitted regarding materials prior to commencement of works. This is due to the visibility of this aspect of the site from the corner of Gertrude Road and Maltby Court.
58. The conservation officer has suggested that due to the likelihood of the presence of a number of interesting details internally relating to the original pub use from its origin in the 1930s; a photographic survey of the premises internally prior to any works commencing would be strongly advised in order to preserve and record original features of the Public House and maintain the historic value of the site. However, as this is not a statutory listed building and it is not in a conservation area, works to the interior could be carried out without requiring consent. As such it is not proportionate for us to require this request to be secured by condition.
59. The proposed development has the benefit of bringing back a vacant heritage asset into use.

### **Main Issue 3.      Amenity**

60. Key policies and NPPF Section – DM2, DM11, NPPF Section 12.

61. As an individual dwelling, this proposal would exceed minimum space standards and would generally provide a high standard of internal amenity. The external space is sufficient for an individual dwelling, private garden space is provided to the rear of the property separated from the adjacent bowling green. Being situated on the boundary of Mousehold Heath, access to outdoor space is well provided for.
62. No existing neighbouring dwellings would be directly overlooked or suffer any significant loss of privacy. The redevelopment of the site is likely to result in less noise and disturbance to neighbouring occupiers than the use as a pub. It is therefore considered the proposal is acceptable with regards the amenity of existing and future occupiers.

#### **Main Issue 4. Transport**

63. Key policies and NPPF Sections – GNLP2, GNLP4, DM28, DM30, DM31, NPPF Section 9.
64. The proposed layout would provide two number parking spaces for the single dwelling which is in accordance with the maximum policy recommendation; a turning area is also included as part of this, as Gertrude Road is narrow and frequently busy, having a turning area for deliveries to the property is beneficial. All other parking spaces associated with the former pub use are to be turned to external amenity space or landscaping associated with the dwelling.
65. An existing access to the bowling green is provided along the west side of the application site; this is to be retained and would need to be secured by condition.
66. Covered and secure bicycle for six bikes is proposed, located in the private outdoor amenity space to the rear of the dwelling.

#### **Main Issue 5. Nutrient Neutrality**

67. Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)

Site Affected: (a) Broads SAC/Broadland Ramsar

(b) River Wensum SAC

Potential effect: (a) Increased nitrogen and phosphorus loading

(b) Increased phosphorous loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads & Wensum SACs, and if so, whether or not those effects can be mitigated against.

68. The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16 March 2022.

69. (a) Broadlands SAC/Broadland Ramsar

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal does not:-

- Result in an increase in overnight accommodation in the catchment area of the SAC (as there is a single dwelling already present within the building);
- By virtue of its scale, draw people into the catchment area of the SAC
- Result in additional or unusual pollution to surface water as a result of processes forming part of the proposal.

Consequently, the proposal would not result in an increase in nutrients flowing into the SAC in the form of either nitrogen or phosphorous.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

70. (b) River Wensum SAC

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal does not:-

- Result in an increase in overnight accommodation in the catchment area of the SAC (as there is a single dwelling already present within the building);
- By virtue of its scale, draw people into the catchment area of the SAC
- Result in additional or unusual pollution to surface water as a result of processes forming part of the proposal.

In addition, the discharge for the relevant WwTW is downstream of the SAC.

Consequently, the proposal would not result in an increase in nutrients flowing into the SAC in the form of either nitrogen or phosphorous.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

## **Other matters**

71. The site is in a critical drainage catchment area, there are no proposed new elements of construction to impact surface water flooding issues in this location. The proposed additional landscaping to the site should have a positive impact on surface water drainage.
72. Whilst there are protected trees on the open space to the rear of the site, the proposed development does not impact any trees.
73. With regards biodiversity, the application is primarily seeking a change of use, the physical works proposed on site are minor in context of the scale of the property. The construction and materials of the existing building are not considered to offer any significant potential to protected species and an informative note can advise of what action to take if anything is found during the removal of the polycarbonate roofing to the existing conservatory. Biodiversity enhancement can be achieved through new soft landscaping and other habitat features. Agreement and provision of these should be secured by condition.

## **Equalities and diversity issues**

74. There are no equality or diversity issues.

## **Local finance considerations**

75. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. In this case local finance considerations are not considered to be material to the case.

## **Human Rights Act 1998**

76. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

## **Section 17 of the Crime and Disorder Act 1998.**

77. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

## Planning Balance and Conclusion

78. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

## Recommendation

79. To approve application 24/00253/F Heath House, 99 Gertrude Road, Norwich NR3 4SG and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Retention of access to adjacent open space
4. Materials to be used in external alterations to pub to match existing.
5. Details of insulated roof system replacement of existing conservatory roof to be agreed
6. Provision of parking and servicing prior to first occupation
7. Detailed scheme for the parking of cycles to be submitted and approved and fully implemented prior to first occupation.
8. Detailed scheme for landscaping to be submitted and approved and fully implemented prior to first occupation.

## Informative Notes:

1. Protected Species

**Appendices:** None

**Contact officer:** Planner

**Name:** Samuel Walker

**Telephone number:** 01603 989611

**Email address:** [samuelwalker@norwich.gov.uk](mailto:samuelwalker@norwich.gov.uk)

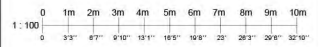


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## General Notes

1. This drawing must not be scaled and if in doubt ask.
2. All Contractors are to check all dimensions & levels on site prior to commencing any construction or fabrication.
3. This drawing to be checked and read in conjunction with all Engineers, Architectural, Service Engineers and any specialist drawings, together with any relevant additional Engineers specifications.
4. Where site information or adjoining building details are contrary to issued details then the Engineer is to be informed immediately.
5. No structural members are to be cut, notched, or jointed unless shown on the Engineers details. Unless otherwise noted all connections of structural members including signs & anchorages of reinforcement shall be capable of mobilising the full structural capacity of the member.
6. All foot connections to have a minimum of 2 nos.
7. The foundations have been designed on allowable ground pressure of 100 kN/m<sup>2</sup> & this must be confirmed on site before casting of foundations. Unless informed to the contrary in writing it has been assumed that the sub-soil is not a clay soil that has been desiccated by trees & vegetation & that there is no possibility of heave or shrinkage.
8. Under the provisions of the Party Wall etc Act 1996 if the excavations are within 3m of adjacent buildings written agreement for the works from the owner & the tenant of adjacent buildings must be obtained before building works commence & one month's notice must be given before building works commence. If the work applies to the party wall two month's notice must be given. Note: if foundations are deeper than normal a further notice may have to be given & agreement required. Note: if foundations, walls, gutters, etc encroach across the boundary written agreement from the owner of the adjoining land / buildings must be obtained & the boundary agreed before building works commence.
9. The Construction (Design & Management) Regulations 2015.  
The client must make suitable arrangements for managing the project, including the allocation of sufficient time and resources.  
a. The construction work can be carried out (so far as is reasonably practicable) without risks to the health and safety of any person affected by the project.  
b. Ensure suitable welfare facilities are provided.  
c. These arrangements must be reviewed and maintained throughout the project.  
The client must provide pre-construction information to the designer and contractor.  
The client must ensure that a construction phase plan is in place before the construction phase starts.  
The client must ensure that the principal designer prepares a health and safety file for the project which is suitable, regularly updated and is available for inspection.  
The client must take reasonable steps to ensure that the principal designer and contractor complies with their duties.  
The client must pass the health and safety file to any new owner(s) (occupier(s)) and ensures that the new owner(s) (occupier(s)) is aware of the nature and purpose of the file.
10. This drawing is Copyright to Building Plans Ltd.



- Site Area - 845 sqm
- Electric car charging point.
- Permanent right of way to redundant bowling green

Rev	Date	Amendment	Dwn
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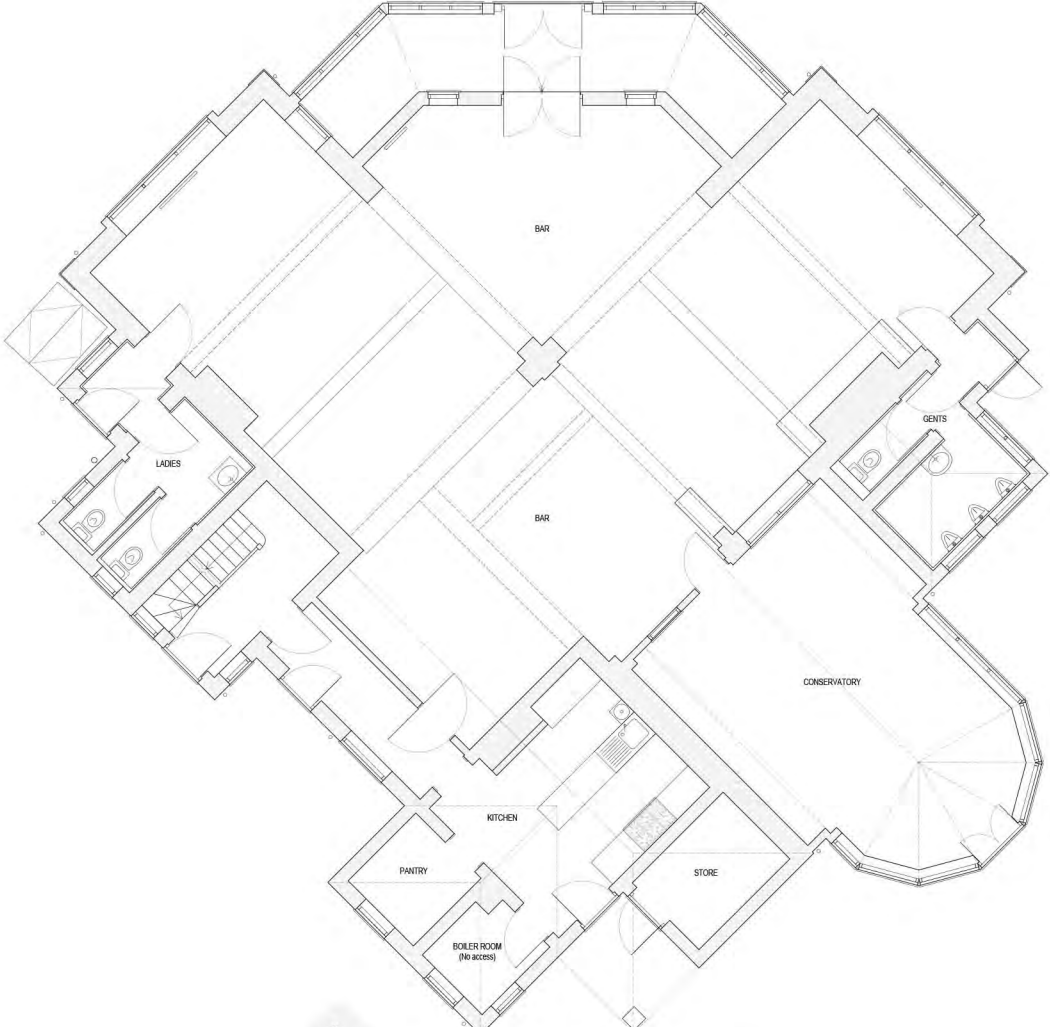
Architectural Design,  
Building Surveyors and  
Planning Services

**Building Plans Ltd**

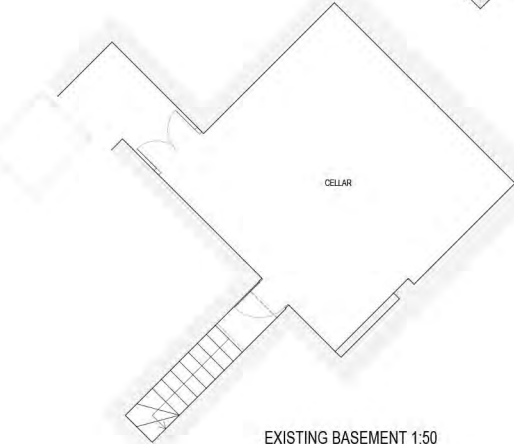
11 The Street, Honingham, Norwich, NR9 5BL  
Telephone: 01603 868377  
www.constructionhelp.co.uk

Client:	Trivedi Property Developments
Project:	Change of Use of Public House to One Dwelling
Site address:	The Heath House 99 Gertrude Road Norwich NR3 4SG
Contents	Site Plan
Scale @ A1: 1:100	Date: March 2024
Signchecked: PBJ/JN	Revision: A
Project No: 3545.0324N	Sheet No: 5

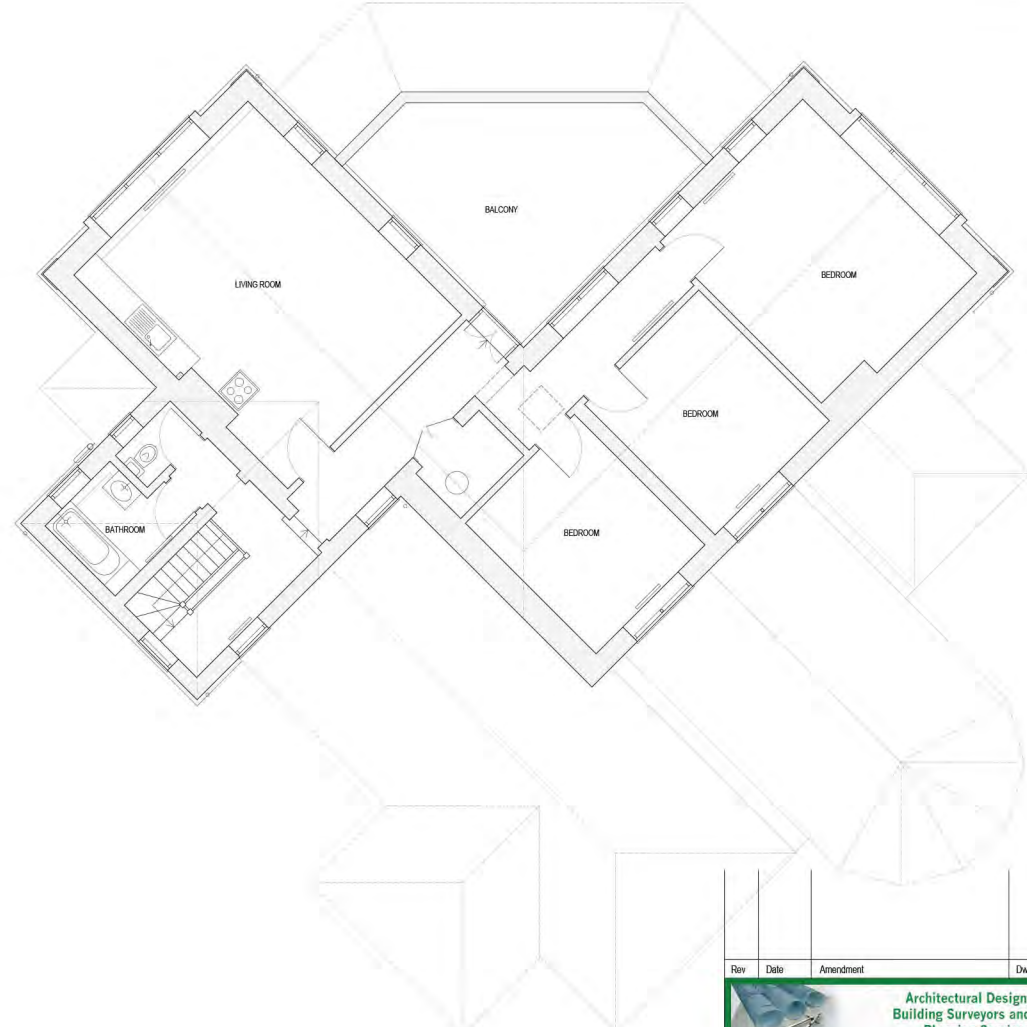




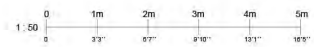
EXISTING GROUND FLOOR 1:50  
246m²



EXISTING BASEMENT 1:50  
28m²



EXISTING FIRST FLOOR 1:50  
96m²



### General Notes

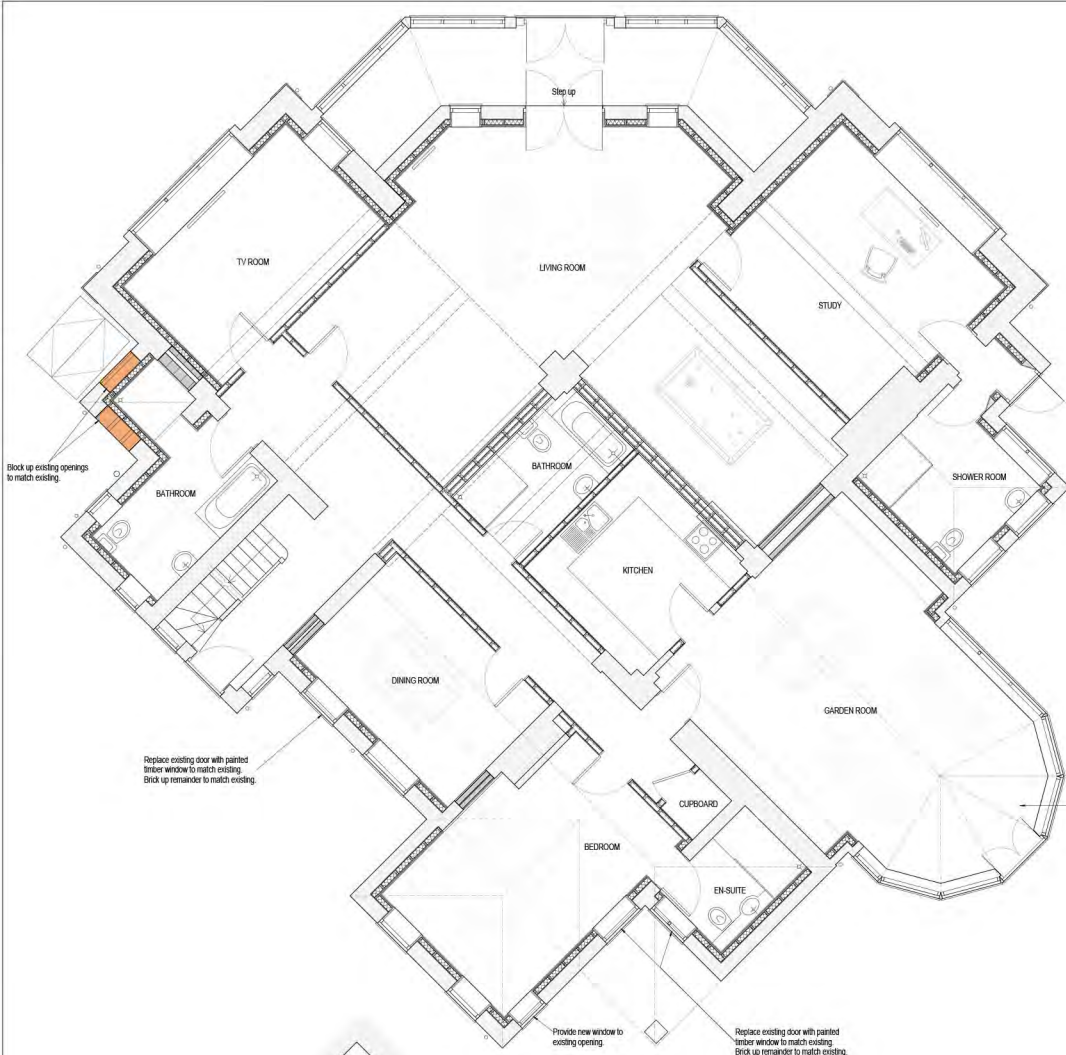
1. This drawing must not be scaled and if in doubt ask
2. All Contractors are to check all dimensions & levels on site prior to commencing any construction or fabrication
3. This drawing to be checked and read in conjunction with all Engineers, Architectural, Service Engineers and any specialist drawings, together with any relevant additional Engineers specifications
4. Where site information or adjoining building details are contrary to issued details then the Engineer is to be informed immediately
5. No structural members are to be cut, notched, or jointed unless shown on the Engineers details. Unless otherwise noted all connections of structural members including lugs & anchorages of reinforcement shall be capable of resisting the full structural capacity of the member.
6. All soil connections to have a minimum of 2 lifts
7. The foundations have been designed on allowable ground pressure of 100 KkN/m² & this must be confirmed on site before casting of foundations. Unless informed to the contrary in writing it has been assumed that the sub-soil is not a clay and that has been discovered by these & vegetation & that there is no possibility of trees or drainage
8. Under the provisions of the Party Wall etc Act 1996 if the excavations are within 3m of adjacent buildings must be obtained before building works commence & one month's notice must be given before building works commence if the work applies to the party wall then further notice must be given. Note: If foundations are deeper than normal a further notice may have to be given & agreement received. Note: If foundations, walls, gutters, etc encroach across the boundary a written agreement from the owner of the adjoining land / buildings must be obtained & the boundary agreed before building works commence
9. The Construction (Design & Management) Regulations 2015
10. The client must make suitable arrangements for managing the project, including the allocation of sufficient time and resources
11. The construction work can be carried out (so far as reasonably practicable) without risks to the health and safety of any person affected by the project
12. The client must provide pre-construction information to the designer and contractor
13. These arrangements must be reviewed and maintained throughout the project
14. The client must ensure that a construction phase plan is in place before the construction phase starts
15. The client must ensure that the principal designer prepares a health and safety file for the project which is suitable, regularly updated and is available for inspection
16. The client must take reasonable steps to ensure that the principal designer and contractor cooperate with their duties
17. The client must take the health and safety file to any new owner(s) and ensure that the new owner(s) is aware of the nature and purpose of the file
18. This drawing is Copyright to Building Plans Ltd

Rev	Date	Amendment	Dwn
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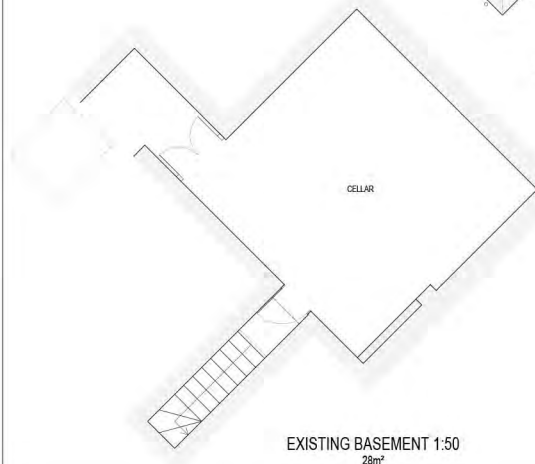


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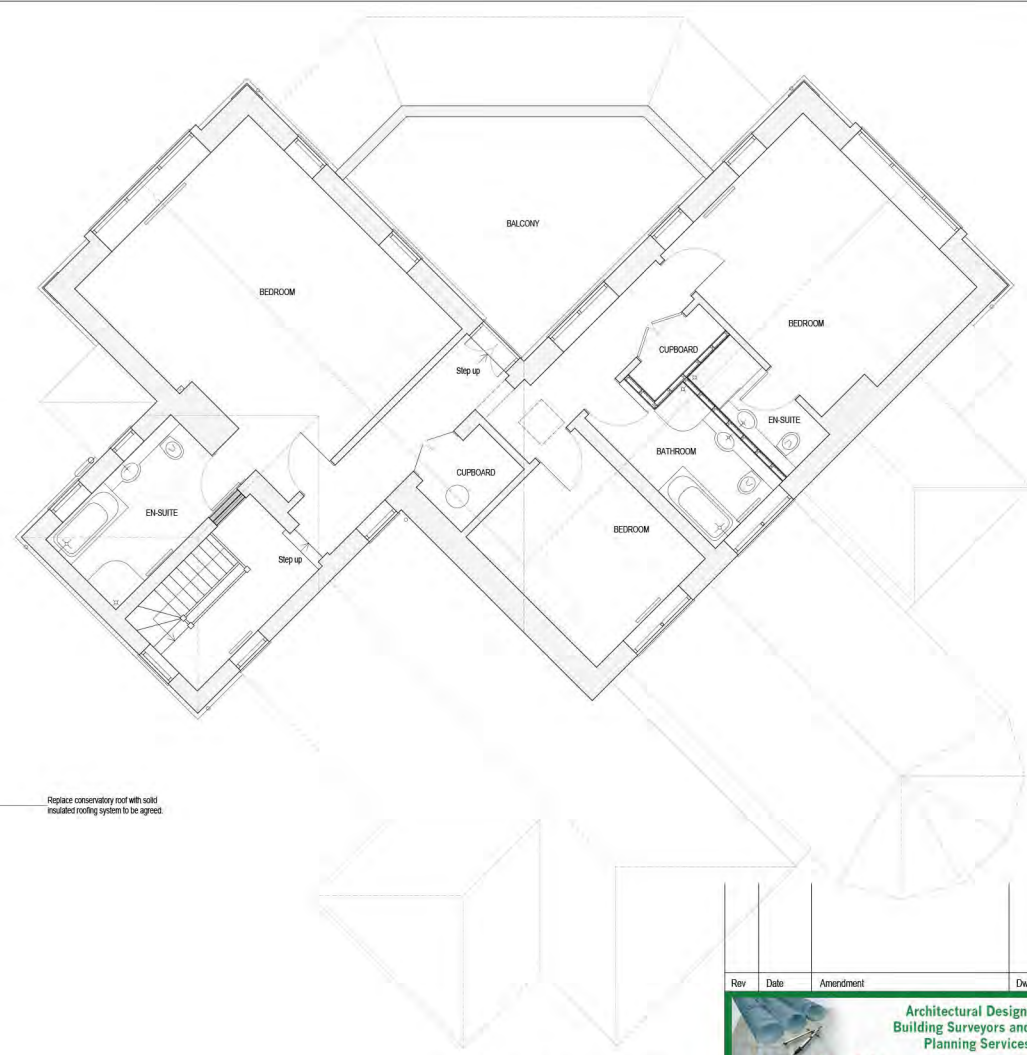
Client:	Trivedi Property Developments
Project:	Change of Use of Public House to One Dwelling
Site address:	The Heath House 99 Gertrude Road Norwich NR3 4SG
Contents	Existing Floor Plans
Scale @ A1: 1:50	Date: March 2024
Drawn by: PBJ/JN	Revision
Project No: 3545.0324N	Sheet No: 2



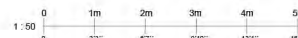
PROPOSED GROUND FLOOR PLAN 1:50  
246m²



EXISTING BASEMENT 1:50  
28m²



PROPOSED FIRST FLOOR PLAN 1:50  
96m²



### General Notes

- This drawing must not be scaled and if in doubt ask.
- All Contractors are to check all dimensions & levels on site prior to commencing any construction or fabrication.
- This drawing is to be checked and read in conjunction with all Engineers, Architectural, Service Engineers and any specialist drawings, together with any relevant additional Engineers specifications.
- Where site information or adjoining building details are contrary to issued details then the Engineer is to be informed immediately.
- No structural members are to be cut, notched, or joined unless shown on the Engineers details. Unions otherwise noted all connections of structural members including laps & anchorages of reinforcement shall be capable of exceeding the full structural capacity of the member.
- All bolt connections to have a minimum of 2 bolts.
- The foundations have been designed on allowable ground pressure of 120 kN/m² & this must be confirmed on site before casting of foundations. Unless informed to the contrary in writing it has been assumed that the site is not a clay soil that has been destabilised by trees & vegetation & that there is no possibility of heave or drainage.
- Under the provisions of the Party Wall etc Act 1996 if the excavations are within 3m of adjacent buildings written agreement for the works must be obtained from the owner of the adjacent buildings must be obtained before building works commence & one month's notice must be given before building works commence. If the work requires to the party wall then written notice must be given. Note: If foundations, walls, gutters, etc encroach across the boundary a written agreement from the owner of the adjoining land / buildings must be obtained & the boundary agreed before building works commence.
- The client must ensure that a construction phase plan is in place before the construction phase starts.
- The construction work can be carried out (so far as is reasonably practicable) without risks to the health and safety of any person affected by the project.
- Ensure suitable welfare facilities are provided.
- These arrangements must be reviewed and maintained throughout the project.
- The client must provide pre-construction information to the designer and contractor.
- The client must ensure that a construction phase plan is in place before the construction phase starts.
- The client must ensure that the principal designer prepares a health and safety file for the project which is suitable, regularly updated and is available for inspection.
- The client must take reasonable steps to ensure that the principal designer and contractor cooperate with their duties.
- The client must ensure the health and safety file is any new owner(s) and ensures that the new owner(s) is aware of the nature and purpose of the file.
- This drawing is Copyright to Building Plans Ltd.

Rev	Date	Amendment	Dwn
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Client:	Trivedi Property Developments
Project:	Change of Use of Public House to One Dwelling
Site address:	The Heath House 99 Gertrude Road Norwich NR3 4SG
Contents	Proposed Floor Plans
Scale @ A1: 1:50	Date: March 2024
Signchecked: PB/JN	Revision
Project No: 3545.0324N	Sheet No: 4





NORTH WEST  
EXISTING ELEVATIONS 1:100



SOUTH WEST



SOUTH EAST



NORTH EAST  
EXISTING ELEVATIONS 1:100



NORTH WEST  
PROPOSED ELEVATION 1:100



SOUTH WEST



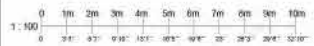
SOUTH EAST



NORTH EAST  
PROPOSED ELEVATIONS 1:100

## General Notes

1. This drawing must not be scaled and if in doubt ask.
2. All Corrections are to check all dimensions & details on site prior to commencing any construction or fabrication.
3. This drawing is to be checked and read in conjunction with all Engineers, Architectural, Service Engineers and any specialist drawings, together with any relevant additional Engineers specifications.
4. Where site information or adjoining building details are contrary to issued details then the Engineer is to be informed immediately.
5. No structural members are to be cut, notched, or jointed unless shown on the Engineers details. Unless otherwise noted all connections of structural members including size & anchorage of reinforcement shall be capable of maintaining the full structural capacity of the member.
6. All bolt connections to have a minimum of 2 bolts.
7. The Foundations have been designed on allowable ground pressures of 100 kN/m<sup>2</sup> & this must be confirmed on site before casting of foundations. Unless informed to the contrary in writing it has been assumed that the sub-soil is not a clay soil that has been desiccated by trees & vegetation & that there is no possibility of heave or shrinkage.
8. Under the provisions of the Party Wall etc Act 1996 if the excavations are within 3m of adjacent buildings written agreement for the works from the owner & the benefit of application of adjacent buildings must be obtained before building works commence & one month's notice must be given before building works commence. If the work applies to the party wall two further notices must be given. Note: If foundations, soffits, gutters, etc overhang across the boundary a written agreement from the owner of the adjoining land / buildings must be obtained & the boundary agreed before building works commence.
9. The Construction (Design & Management) Regulations 2015.
  - a. The client must make suitable arrangements for managing the project, including the allocation of sufficient time and resources.
  - b. The construction work can be carried out (so far as is reasonably practicable) without risks to the health and safety of any person affected by the project.
  - c. Ensure suitable welfare facilities are provided.
  - d. These arrangements must be reviewed and maintained throughout the project.
  - e. The client must provide pre-construction information to the designer and contractor.
  - f. The client must ensure that a construction phase plan is in place before the construction phase starts.
10. The client must ensure that the principal designer prepares a health and safety file for the project which is suitable, regularly updated and is available for inspection.
11. The client must take reasonable steps to ensure that the principal designer and contractor, complies with their duties.
12. The client must give the health and safety file to any new owner(s)/occupier(s) and ensure that the new owner(s)/occupier(s) is aware of the nature and purpose of the file.
13. This drawing is Copyright to Building Plans Ltd.



Rev	Date	Amendment	Drawn
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Building Surveyors and  
Planning Services

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www.cambridgebuildingplans.co.uk

Client:	Trivedi Property Developments
Project:	Change of Use of Public House to One Dwelling
Site address:	The Heath House 99 Gertrude Road Norwich NR3 4SG
Contents	Existing & Proposed Elevations
Scale @ A1: 1:100	Date: March 2024
Signet/checked: P B / J J H	Project:
Project No: 3545.0324N	Sheet No: 3