

Planning Applications Committee

11 December 2008

Agenda Number:	B5
Section/Area:	INNER
Ward:	THORPE
Officer:	Mark Brown
Valid Date:	10th October 2008
Application Number:	08/01079/F
Site Address:	126 - 140 King Street Norwich
Proposal:	Demolition of existing industrial buildings and redevelopment of site to provide 22 No. one and two bedroomed flats, a single A1 retail unit and conversion of existing outbuilding into 1 No. residential unit with associated parking and external works.
Application Number:	08/01084/C
Proposal:	Demolition of existing industrial buildings.
Applicant:	Citygate Developments
Agent:	Chaplin Farrant

THE SITE

The site is located to the west of King Street on the corner of Music House Lane. St Julians Alley runs to the north of the site with St Julians Church located to the northwest. To the west are single storey industrial buildings which have consent for redevelopment for YMCA 'Move On' accommodation consisting of 40no. self-contained bedsit flats. To the south of the site on the opposite side of Music House Lane is a currently empty site which has consent for redevelopment with 34no. residential units.

The site itself is occupied by industrial units currently used for various car servicing and repair. To the northwest corner of the site is a building which has been dated, in two phases, to 1870's and 1888 which is of some historic interest. The site is located within the City Centre Conservation Area and the Area of Main Archaeological Interest.

PLANNING HISTORY

No relevant planning history

THE PROPOSAL

The proposed development involves the demolition of all buildings on the site other than the C19 outbuilding to the northwest which is to be converted to a single residential unit. Redevelopment includes 22 no. one and two bedroomed flats and a single 156sqm A1 retail unit at ground floor on the corner of King Street and Music House Lane. The scale of the new buildings ranges from 3½ to 4½ storeys. Parking is provided for 22no. cars at ground floor level along with cycle parking and bin stores. A raised communal terrace is located to the rear of the site above the car parking.

CONSULTATIONS

Neighbours: Advertised on site, in the press and neighbours notified.

No Response

Central Norwich Citizens Forum: 'We have to strongly object to this application, it's hardly possible to find anything good to say about it. This scheme seems to have forced itself into an inflexible Victorian Corset and the result is a dreary, charmiess building. Flats are approached via long featureless corridors and share a "terrace" boxed in without any attractive outlooks, sunshine or planting. Elevations are ill proportioned and unsubtle. In terms of overdevelopment the reddened units forming the corner are surely a full storey too high. In terms of practical design the quality can be judged by the simplest criteria - the planning of the parking spaces the spaces; the spaces in the NE and NW corners are virtually impossible to enter and leave. The entrance to the car park is also positively dangerous to exit with no visibility up or down King Street. Simply not good enough.'

Environment Agency: No objection subject to conditions

Norfolk Landscape Archaeology: No objection subject to condition

PLANNING CONSIDERATIONS

Relevant National Planning Policy

PPS1 – Delivering Sustainable Development
Supplement to PPS1 – Planning and Climate Change
PPS3 – Housing
PPG13 – Transport
PPG15 – Planning and the Historic Environment
PPS22 – Renewable Energy

Relevant East of England Plan Policies:

ENV7 – Quality in the built environment
ENG1 – Carbon dioxide emissions and energy performance
WM6 – Waste Management in Development

Relevant Local Plan Policies:

Adopted City of Norwich Replacement Local Plan Saved Policies:

NE9 – Comprehensive landscaping scheme and tree planting
HBE3 – Area of main archaeological interest
HBE8 – Development within conservation areas
HBE12 – High quality of design
EP1 – Contaminated Land
EP16 – Water conservation and sustainable drainage systems
EP18 – High standard of energy efficiency for new development
EP22 – High standard of amenity for residential occupiers
HOU6 – Contribution to community needs and facilities by housing developers
HOU13 – Proposals for new housing development on other sites
HOU15 – Conversion of vacant or underused parts of buildings
SHO3 – Locational conditions for new retail development – sequential test
CC11 – King Street Area
SR7 – Provision of children’s equipped playspace to serve development
TRA5 – Approach to design for vehicle movement and special needs
TRA6 – Parking standards – maxima
TRA7 – Cycle parking standard
TRA8 – Servicing provision
TRA11 – Contributions for transport improvements in wider area

Supplementary Planning Documents and Guidance (SPD and SPG):

Open Space and Play Provision SPD adopted – June 2006
Transport Contributions from Development SPD Draft for Consultation – January 2006
Energy Efficiency and Renewable Energy SPD adopted – December 2006

City Centre Conservation Area Appraisal – September 2007

Principle

The site is unallocated and therefore the principle is assessed against policy HOU13. This allows for residential redevelopment on brownfield sites subject to

a number of criteria covering access and accessibility, amenity, density, character and range of housing types, these are discussed further below.

In terms of density the proposals at 203 dwellings per hectare are considered to be appropriate for a flattened development in this part of the City.

In relation to the retail elements of the proposal the development is close to St Anne's Wharf and on King Street which forms the key route between the two primary retail areas, as such small retail proposals such as this are considered appropriate in this location to strengthen the linkages between the two shopping locations in accordance with policy CC11 and as recommended by the Norwich Sub-Region: Retail and Town Centres Study October 2007.

The existing buildings to be demolished on the site do not contribute positively to the Conservation Area. The demolition of these is considered acceptable subject to the redevelopment of the site. The C19 outbuilding is considered to contribute positively to the area, hence its retention and conversion which is considered acceptable under saved policy HOU15.

Design

King Street forms the central part of the King Street Character Area within the City Centre Conservation Area and is designated as being of "High" significance. The site lies within the setting of important listed buildings including the Grade I Dragon Hall and the Grade I St Julian's Church and the Grade II* building at 125-129 King Street opposite, previously Bennetts.

The area of the proposed development lies adjacent to Locally Listed buildings listed at 120a and 124 King Street. These are early C19th 2 and 3 storey buildings. The listing includes the building to the rear which incorporates much earlier fabric.

The retention and conversion of the C19th brick building is welcomed and the proposed internal layout and resultant fenestration pattern are considered acceptable subject to conditions on the details of finishes.

The layout of the new build elements is considered appropriate and completes the building line of this block which is hard against the footpath. Frontages are proposed onto St Julians Alley, King Street and Music House Lane. In terms of height the proposals range between 3½ and 4½ storeys. This height is considered appropriate, particularly in the context of the recently approved development on the other corner of Music House Lane and King Street which is five storeys in height and the YMCA which is four storeys in height but due to topography taller than the buildings proposed under this application.

The design for the new building takes a traditional approach which is considered acceptable in this location a similar approach to that taken on other

developments in the area. This is considered acceptable subject to conditions requiring details of materials.

Neighbour Amenity

The only adjacent site currently in use is the property on the opposite side of St Julians Alley at 124 King Street. Two second bedrooms on the first and second floor of the proposed development are almost opposite windows in 124 King Street. Therefore a degree of obscurity to the lower parts is considered appropriate and should be conditioned.

Environmental Considerations

The energy efficiency statement details measures to increase air tightness over and above baseline building regulation requirements and therefore reduce space heating requirements, this along with the provision of efficient lighting and appliances results in reductions in energy consumption. Air source heat pumps are proposed to secure the 10% energy from decentralised and renewable or low carbon sources as required by policy ENG1. Full details of this provision would need to be conditioned.

Planning Obligations

The application triggers a number of items which would need to be secured via a S106 agreement or undertaking as follows:

- A contribution towards children's play space of £1,104.00 per child bed space.
- A transportation contribution of £6,207.30

The above contributions would be triggered on occupation. The applicant has not indicated acceptance or not to the above contributions and to date no start has been made on the S106, therefore the recommendation is dual in that if the S106 is not complete by the expiry date the recommendation is to refuse due to the absence of an acceptable agreement or undertaking.

Conclusions

The proposals provide for the redevelopment of a brownfield site within the City Centre. Having considered the proposals against planning policy and other material planning considerations it is considered that the proposals are appropriate subject to a S106 agreement or undertaking and conditions.

RECOMMENDATIONS

Planning Application 08/01079/F

- (1) To approve planning permission subject to the completion of a S106 agreement by the 9 January 2009 to include the provision of contributions to child play space and transportation and the following conditions:
1. Standard time limit;
 2. Samples of bricks, mortar, render colour, roof materials
 3. Details of external joinery and dormer windows
 4. Rainwater goods to be cast iron or cast aluminium
 5. Details for the provision of 10% of the sites energy from decentralised and renewable or low carbon sources;
 6. Submission of a scheme for the provision and implementation of water, energy and resource efficiency measures;
 7. Contamination Investigations;
 8. Cycle storage and bin storage to be provided prior to first occupation;
 9. Hard and Soft landscaping scheme;
 10. Upkeep and maintenance of landscaped areas;
 11. Details of obscure glazing to the second bedroom windows on the northern elevation at first and second floor level;
 12. Details of obscure glazing to the window on the eastern elevation of the outbuilding;
 13. Archaeological Evaluation.
- (2) Where the S106 is not completed prior to 9 January 2009 that delegated authority be given to the Head of Planning and Regeneration Services to refuse planning permission for the following reason:

In the absence of a legal agreement or undertaking relating to the provision children's play space and transportation contributions the proposal is contrary to saved policies HOU6, SR7 and TRA11 of the adopted City of Norwich Replacement Local Plan.

Reason for Recommendation (1)

The recommendation has been made with regard to the provisions of the development plan, so far as material to the application including policies ENV7, ENG1 and WM6 of the adopted East of England Plan Regional Spatial Strategy, saved policies NE9, HBE3, HBE8, HBE12, EP1, EP16, EP18, EP22, HOU6, HOU13, HOU15, SHO3, CC11, SR7, TRA5, TRA6, TRA7, TRA8 and TRA11 of the adopted City of Norwich Replacement Local Plan, PPS1, Supplement to PPS1, PPS3, PPG13, PPG15 and PPS22.

Having considered all of the above and other material planning considerations it is considered that subject to the conditions listed and the contents of the S106 agreement that the proposals are an appropriate redevelopment of a central brownfield site in a sustainable manor which would enhance the surrounding Conservation Area.

Conservation Area Consent 08/01084/C

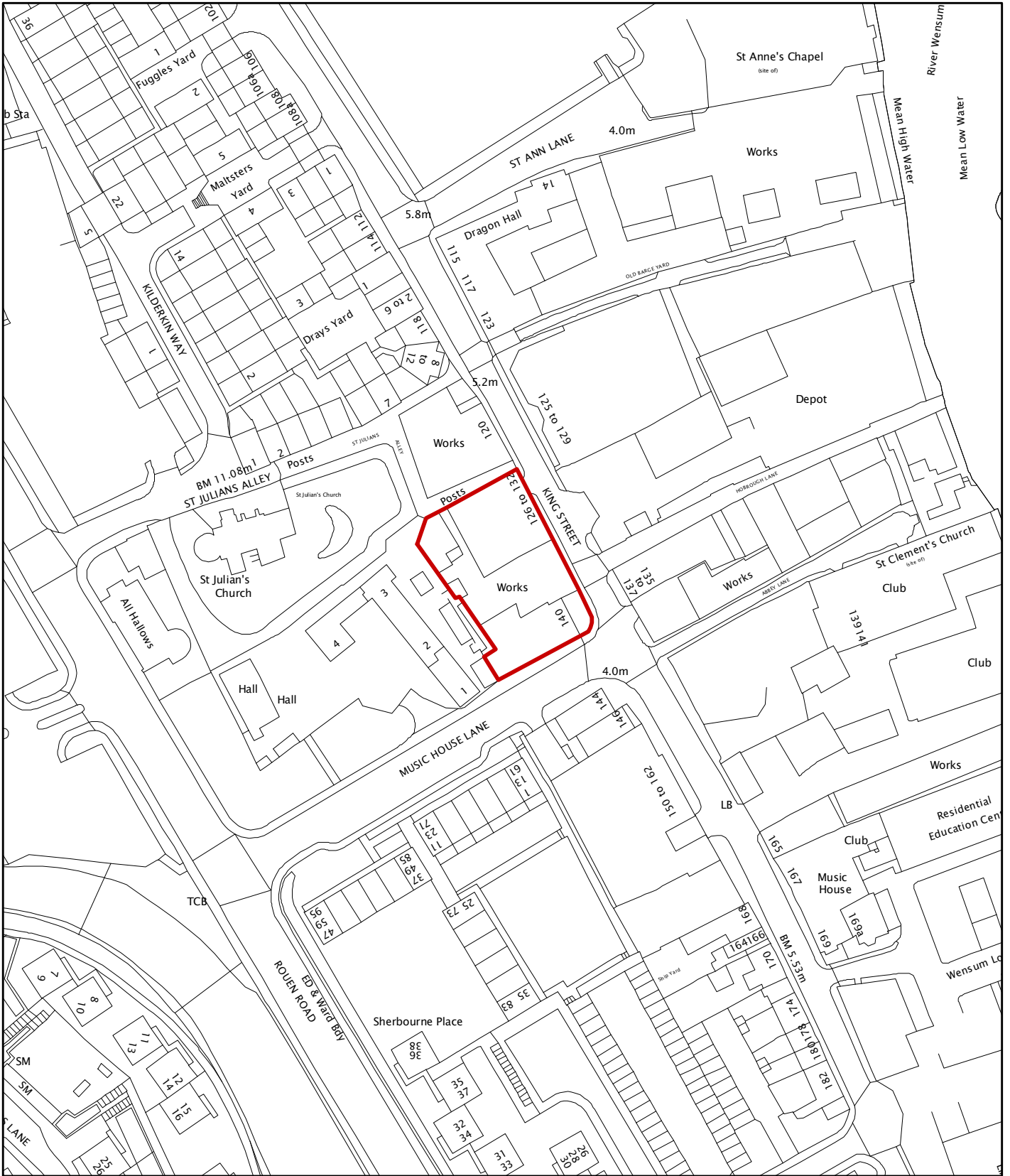
- (3) To approve Conservation Area Consent subject to the approval of planning permission 08/01079/F and the following conditions:
1. Standard time limit;
 2. Contracts for the redevelopment of the site to be in place prior to any demolition of the site;

- (4) Where planning permission 08/01079/F is refused, delegate authority to the Head of Planning and Regeneration Services to refuse Conservation Area Consent for the following reason:

In the absence of acceptable and detailed plans for the redevelopment of the site, the demolition of all those buildings identified to be demolished would have a negative impact on the character of the surrounding Conservation Area and as such the proposal is considered to be contrary to the objectives of saved policy HBE8 of the adopted City of Norwich Replacement Local Plan and PPG15.

Reason for Recommendation (3)

The recommendation has been made with regard to the provisions of saved policy HBE8 of the adopted City of Norwich Replacement Local Plan, PPG15 and other material planning considerations, it is considered that subject to the conditions listed and the redevelopment of the site the demolition is acceptable.



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 Site Address - 126 - 140 King Street
 Scale - 1:1250



NORWICH
 City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

