

Planning applications committee

Date: Thursday, 13 June 2024

Time: 09:30

Venue: Mancroft room, City Hall, St Peters Street, Norwich, NR2 1NH

Members of the public, agents and applicants, ward councillors and other interested parties must notify the committee officer if they wish to attend this meeting by 10:00 on the day before the committee meeting, please. The meeting will be live streamed on the council's YouTube channel.

Committee members:

Councillors:

Driver (chair)
Davis
Caine
Calvert
Harper
Haynes
Lubbock
Prinsley
Sands (M)
Sands (S)
Smith
Young

For further information please contact:

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Information for members of the public

Members of the public and the media have the right to attend meetings of full council, the cabinet and committees except where confidential information or exempt information is likely to be disclosed, and the meeting is therefore held in private.

For information about attending or speaking at meetings, please contact the committee officer above or refer to the council's website



If you would like this agenda in an alternative format, such as a larger or smaller font, audio or Braille, or in a different language, please contact the committee officer above.

Agenda

Page nos

1 Election of Vice Chair

To elect a vice chair for the 2024-2025 Civic Year.

2 Apologies

To receive apologies for absence

3 Declarations of interest

(Please note that it is the responsibility of individual members to declare an interest prior to the item if they arrive late for the meeting)

4 Minutes

5 - 10

To approve the accuracy of the minutes of the meeting held on 11 April 2024

Planning applications

Please note that members of the public, who have responded to the planning consultations, and applicants and agents wishing to speak at the meeting on the following items are required to notify the committee officer by 10:00 on the day before the meeting.

Further information on planning applications can be obtained from the council's website: <http://planning.norwich.gov.uk/online-applications/>

Please note:

- The formal business of the committee will commence at 9.30;
- The committee may have a comfort break after two hours of the meeting commencing.
- Please note that refreshments will not be provided. Water is available
- The committee will adjourn for lunch at a convenient point between 13:00 and 14:00 if there is any remaining business.

5 Application no 2301551 U – 3 The Hedgerows

11 - 24

Proposal: Change of use from dwellinghouse (Class C3) to residential institution for children with special educational needs and disabilities, learning difficulties or emotional and behavioural difficulties (Class C2)

Ward: Bowthorpe

Case Officer: Maria Hammond

Applicant/agent: Mr Joshua Nyamse, Specialist Care Ltd.

Reason at Committee: Called in by Councillor M Sands

6 Application No 24/00253/F – Heath House, Gertrude Road

25 - 44

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

Ward: Sewell

Case Officer: Samuel Walker

Applicant/agent: Trivedi Property Developments/Building Plans Ltd

Reason at Committee: Objections

Date of publication: **Wednesday, 05 June 2024**



Planning Applications Committee

09:30 – 11:15

11 April 2024

Present: Councillors Driver (chair), Sands (M) (vice chair), Fox (substitute for Councillor Calvert), Haynes (to part way through item 4 below), Hoechner, Oliver, Peek, Prinsley, Sands (S), Stutely (substitute for Councillor Oliver), Thomas (Va) and Young

Apologies: Councillors Calvert, Lubbock and Oliver

1. Declarations of interests

In reply to a question from Councillor Peek, the committee officer explained that a member of the public had not met the criteria to speak on item 3 (below), Application no 23/01598/F, 15 St Margarets Street, Norwich, NR2 4TU because they had not commented on the current application but on an earlier one.

(Councillor Driver later in the meeting declared an other interest in item 4 (below) Application no 24/00176/F Eaton Hand Car Wash, Ipswich Road, Norwich, NR4 6QS because he used the car wash services there.)

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meeting held on 11 January 2024, subject to item 6. Application no 23/01620/F 25 Hill House Road, Norwich, paragraph that commences “The owner of the property (applicant), to correct the measurement of the insulation that building control required to be relocated to 50mm from 50cm, so that the sentence reads:

“Following building control’s requirement to relocate 50mm of insulation above the ridgeline, they had managed to remove 28mm in height from the construction process.”

3. Application no 23/01598/F, 15 St Margarets Street, Norwich, NR2 4TU

Proposal: Replacement of existing workshop to create pottery studio, first floor workspace and associated outbuilding/landscape works.

The Planner (case officer) presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports (which had been circulated at the meeting and was available on the council’s website with the agenda papers for the meeting) and contained a correction to the measurements set out in

paragraph 70 of the report and an additional representation from an existing objector requesting a deferment and the officer response. The legal right to light was a separate legal matter to the planning process.

A resident who lived adjacent to the proposed development addressed the committee with his concerns about loss of light and suggesting that as a compromise the whole building should be single storey but still allowing plenty of studio space for the pottery.

The applicant addressed the committee in support of the application to replace the existing pottery workshop with a building that was more accessible, sustainable, and sympathetic to the surrounding heritage buildings, and promoted arts in the city. The applicants had reduced the operating hours out of consideration for neighbours.

The Planner referred to the relevant planning history of the site and said that the current proposal was a compromise of an earlier application for a two-storey building which had been withdrawn. The applicants had taken pre-application advice from the planners. The planning application submitted in 2016 for the demolition of the light industrial building and construction of 3 dwellings was a material planning consideration. Members concurred with the Planner's proposal for an additional condition to ensure that the workshop/studio spaces would be used for light industrial use only.

Discussion ensued in which the Planner and the Development Management Team Leader referred to the report and the presentation and answered members' questions. Members were advised that the toilet on the ground floor would need to comply with building regulations for disabled users. Members sought clarification on the height of the proposed building in relation to the neighbouring flats and houses. It was noted that aluminium windows had been approved as part of the 2016 application, although wooden windows would be acceptable. The council's officers were satisfied with the use of either slate or pantiles in this area. The Planner said that the kiln was electric and made no noise or specific fumes. The use of an extractor fan was to provide ventilation. The building would need to comply with fire regulations. Members also sought confirmation that the application was supported by a comprehensive construction management plan. The applicants had also provided a certificate to demonstrate that they had received consent to remove asbestos from the existing building.

The chair moved and the vice chair seconded the recommendations as set out in the report, and with the additional condition to ensure that the building was used for light industrial use only.

During discussion a member commented on his sympathy for the neighbours' concerns about loss of light but that the assessment for this proposal was that the impact was not unacceptable under policy DM2. Another member commented that permission had been granted previously for flats to be built on this site. This proposal would tidy up the site and that the changes made during the planning process demonstrated that the applicant was willing to get on well with the neighbours.

RESOLVED, with 10 members voting in favour (Councillors Driver, Sands (M), Haynes, Hoechner, Fox, Peek, Prinsley, Young, Thomas and Stutely) and 1 member

abstaining from voting (Councillor Sands (S)), to approve application 23/01598/F 15 St Margarets Street Norwich NR2 4TU and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Archaeological investigation;
4. No development (other than demolition) may commence until a stopping up order has been granted;
5. Compliance with construction management plan;
6. Tree protection;
7. Arboricultural monitoring;
8. Surface water drainage to be agreed;
9. Materials and design details to be agreed;
10. Landscape scheme including external lighting details and biodiversity enhancements to be agreed;
11. Cycle store design to be agreed;
12. Unknown contamination;
13. Parking, EV charging and bin storage provided prior to first occupation;
14. Air source heat pumps to operate in accordance with submitted specifications;
15. No use of air source heat pump on eastern boundary 11pm to 7am;
16. No new external plant without agreement;
17. Open to the public 9am to 9pm only;
18. Private use 7am to 11pm only;
19. No encroachment on public highway;
20. High speed broadband connection.
21. The building to be used for light industrial use only.

Informatives:

1. Event licences may be required.
2. Protected species.
3. Highway Authority response does not infer they will support stopping up order.

(The committee had a short break at this point and reconvened with all members present as listed above.)

4. Application no 24/00176/F Eaton Hand Car Wash, Ipswich Road, Norwich, NR4 6QS

(Councillor Driver had declared an interest in this item.)

(Councillor Haynes left the meeting during this item and did not take part in its determination.)

Proposal: Erection of vehicle rental premises

The Planner (case officer) presented the report with the aid of plans and slides, and referred to the supplementary report of updates to reports (which was circulated at the meeting and available on the council's website) regarding a revised site plan, that had been updated to correct the red line plan and remove part of the public footpath that had been included erroneously.

The Development Management Team Leader read out a statement on behalf of a resident who lived opposite to this site, which outlined his objections to the scheme. (This statement is available on the council's website with the agenda papers for this meeting.)

The agent addressed the committee on behalf of the applicant. The purpose of the application was to provide a single storey building for a car rental business on this site, which was previously a petrol station. The car wash facility would continue. He also commented on the use of low-level lighting and use of landscaping to enhance the site.

The Development Management Team Leader responded to issues raised by the speakers. With regard to the planning history of the site and the refusal of a previous application, officers at the time considered that the proposal amounted to a public off-street car park, which was contrary to policy. The proposal that was refused also failed to include landscaping sufficient to mitigate the impact of the car park on the surrounding area. The application before committee was different both in terms of the proposed use and the amount of landscaping proposed. The landscaping proposed for this site would improve its appearance. There was currently a food truck on the site which was a separate enforcement issue and not part of this application. There were no concerns relating to the proposals for biodiversity enhancements on this site.

Discussion ensued in which the Planner and Development Management Team Leader referred to the report and presentation, and answered members' questions. This include clarification on the gradients on the site; confirmation that there was a condition to cease construction if contamination was found; that the details of lighting would be negotiated with the applicant to ensure that it was appropriate for residents and bats. Members also sought confirmation on the location of the electric vehicle (EV) charging points shown on the plans. There were no policy requirements to control or require sustainable energy use. The use air conditioning unit was considered acceptable as it would have negligible impact.

Members were also advised that the overall impact on biodiversity was positive. Discussion ensued where a member suggested that the proximity to Danby Woods and Park and links with the chalk pits, River Wensum and golf course provided a green network for wildlife, such as grass snakes, to move through. Members were advised that the council's Tree Protection Officer, as part of the discharge of the condition relating to tree replacements, would be able to influence the selection of tree species that was most suitable for this site.

The chair moved and the vice chair seconded the recommendations as set out in the report.

A member commented that the application was finely balanced, but he could not support this application for car rental use on land that was currently grassland. Another member pointed out that part of the site was described as scrubland and could be cleared by its owner without planning permission.

RESOLVED, with 5 members voting in favour (Councillors Driver, Sands (M), Prinsley, Sands (S) and Thomas), 1 member voting against (Councillor Fox) and 4 members abstaining from voting (Councillors Hoechner, Peek, Young and Stutely) to

approve application 24/00176/F Eaton Hand Car Wash, Ipswich Road, Norwich NR4 6QS and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external lighting;
4. Opening hours;
5. Unknown contamination;
6. Provision of access details:
7. Restriction on obstructions to access:
8. Site layout:
9. Works on site in accordance with AIA, AMS AND TPP;
10. Tree replacements and hedging to be installed and maintained as per plans;
11. Bird nesting season;
12. Ecological enhancements in accordance with Preliminary Ecological Appraisal;
13. Permeable surface to be used.

Informatives:

1. Works within Public Highway
2. Advertisement consent

CHAIR



Committee name: Planning applications

Committee date: 13/06/2024

Report title: Application no 23/01551/U – 3 The Hedgerows

Report from: Head of planning and regulatory services

OPEN PUBLIC ITEM

Purpose:

To determine:

Application no: 23/01551/U

Site Address: 3 The Hedgerows Norwich NR5 9BP

Decision due by: 24/06/2024

Proposal: Change of use from dwellinghouse (Class C3) to residential institution for children with special educational needs and disabilities, learning difficulties or emotional and behavioural difficulties (Class C2).

Key considerations:

1. Loss of existing dwelling and merits of new use
2. Amenity impacts
3. Highways

Ward: Bowthorpe

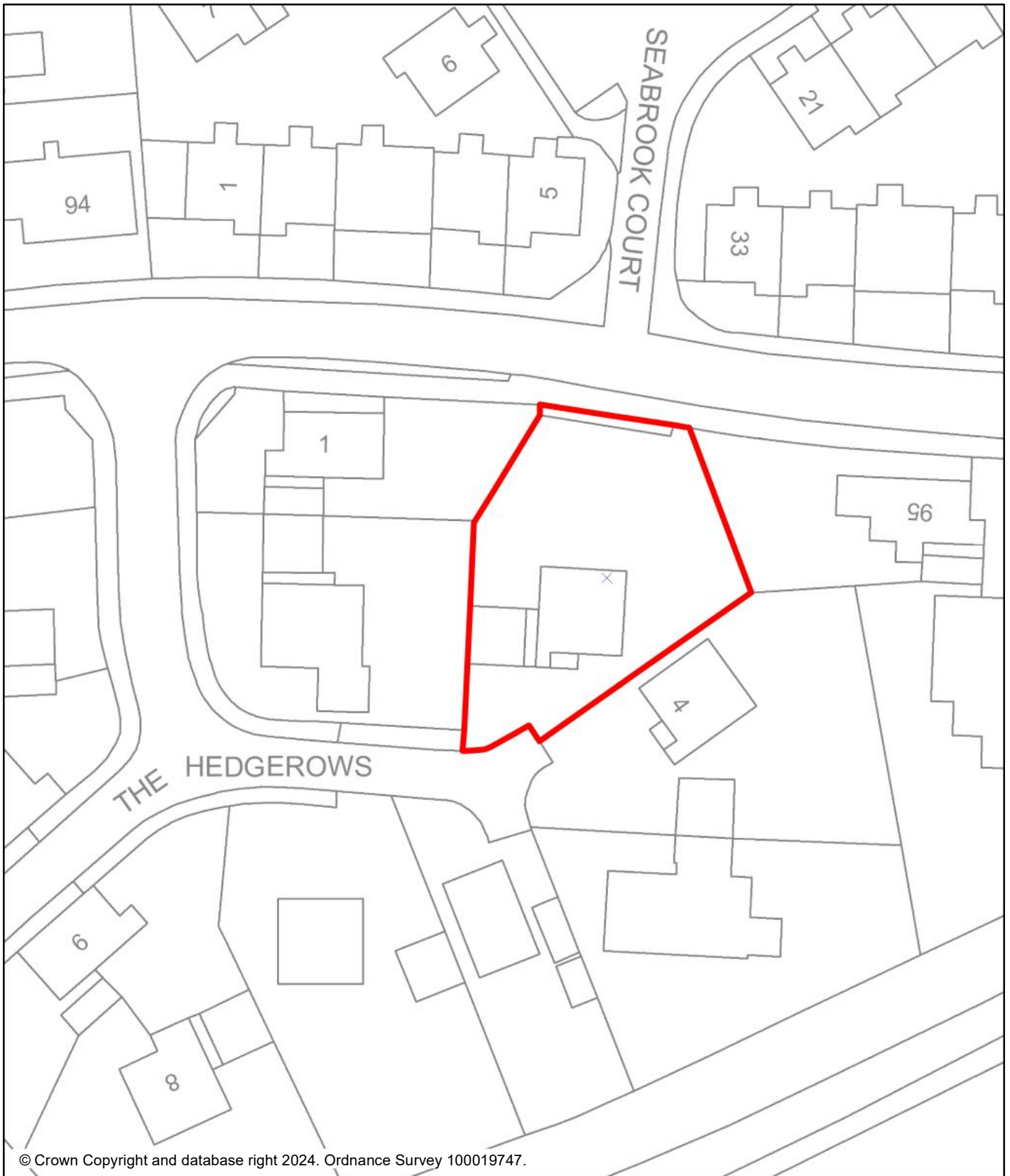
Case Officer: Maria Hammond

Applicant/agent: Mr Joshua Nyamse, Specialist Care Ltd.

Reason at Committee: Called in by Councillor M Sands

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 58 of this report, and grant planning permission.



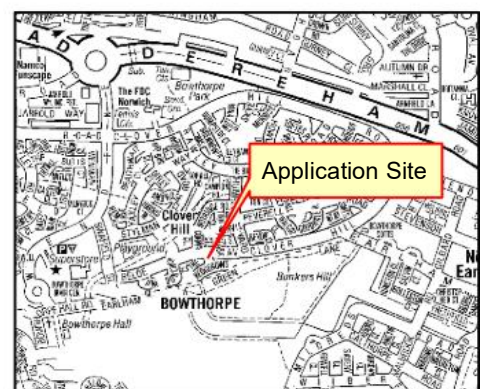
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Planning Application No:

23/01551/U

Site Address:

3 The Hedgerows
Norwich



NORWICH
City Council
PLANNING SERVICES

The site and surroundings

1. The property subject to this application is a two storey detached dwellinghouse within The Hedgerows cul-de-sac off Beloe Avenue in Bowthorpe.
2. It is one of 17 similarly designed detached dwellings arranged around this 'Y' shaped cul-de-sac which has a relatively quiet, suburban character. The property lies on the eastern branch of the cul-de-sac which gives access to two other houses and a bungalow.
3. There is a driveway to access an attached double garage at the front of the property and a generous private garden to the rear which backs on to Beloe Avenue. Internally, the dwelling provides four bedrooms on the first floor above living accommodation on the ground floor.
4. Three of the dwellings closest to the junction with Beloe Avenue are licensed houses of multiple occupation but these do not alter the character of the area which is dominated by family housing.

Constraints

5. The site is not subject to any policy designations or other identified constraints.

Relevant Planning History

6. There have not been any previous planning applications on the site.

The Proposal

7. The proposal is to change the use of this dwellinghouse to a Use Class C2 residential institution. It is intended to be occupied by young people with special educational needs and disabilities, learning difficulties or emotional and behavioural difficulties.
8. There would be a maximum of three young people aged between 10 and 18 years occupying the property with staff supervision 24/7. Each child would have a bespoke care package, be chaperoned to/from school and elsewhere and be supported with regards education and future careers.
9. Staff would use the existing parking on site and one of the existing four bedrooms would be used as an office. There would be two staff at any one time, working shifts of 07:00 to 19:00 and 19:00 to 07:00, with up to 10 minutes overlap. Young people would not be alone in the property without staff at any time.
10. No alterations are proposed to the property.

Representations

11. Adjacent and neighbouring properties have been notified in writing. Eight letters of representation have been received (two from the same address) citing the issues as summarised in the table below.

Issues raised	Response
Doesn't fit the quiet residential area, detrimental impact on it.	See main issue 2

Issues raised	Response
Environmental impact of extra vehicles	See main issue 3
Impact on neighbours' access to driveways, turning space and access for emergency, delivery and refuse vehicles on narrow single-width carriageway cul-de-sac.	See main issue 3
Vehicle movements unlikely to be comparable to a domestic dwelling.	See main issue 3
Already 3 HMOs, further loss of family housing in The Hedgerows and city more widely	See main issue 1
Building is not up to standard for proposal. No evidence it is fit for purpose.	The standards and requirements for residential institutions are subject to other regulations.
Impact on well-being from additional people coming and going, including at night.	See main issue 2
Additional noise and possible anti-social behaviour.	See main issue 2
External amenity space far below that expected for an institutional setting.	See main issue 2
Management plan needed before determining the application to assess impact on residential amenity.	See main issue 2
Claims of need are not evidenced.	See main issue 1
Existing vacant purpose-built property for people with learning difficulties (Lambert House, Notridge Road).	See main issue 1
Existing covenant support change of use	Covenants are a private legal matter that are not a material planning consideration.
Inconsistencies and misleading information in application	Officers are satisfied that the applicant has provided clarification and there is sufficient information to determine the application.
No prior consultation with neighbours	This is not a requirement on applications of this scale.
Disruption from renovation and building work	No external alterations are proposed.

Consultation responses

12. 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

Highways (local highways authority) (Norfolk County Council)

13. There is adequate parking on site for 2 cars and there are no objections on highway grounds.

Police Architectural Liaison Officer

14. I appreciate that this application is for a “Change of Use” but it would be wise to consider the content of the “New Homes Guide” to make sound use of over thirty years’ experience the Constabulary has had in providing appropriate information regarding home security.

Childrens Services (Norfolk County Council)

15. We can confirm that as a county we have a need for children’s residential services, as is indicated in our Children’s Sufficiency Strategy. Like all registered Children’s Homes, they would need to be compliant and registered with OFSTED.
16. Within commissioning, at Norfolk County Council, we do not support any individual providers and so we do not engage in the whole process. Our view is that each independent provider act on their own, as such we wouldn’t be able to provide a assessment on their application and any planning processes.

Assessment of Planning Considerations

Relevant Development Plan Policies

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

- GNLP2 Sustainable Communities
- GNLP5 Homes

18. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM13 Communal development and multiple occupation
- DM15 Safeguarding the city’s housing stock
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

19. Relevant sections of the National Planning Policy Framework 2023 (NPPF):

- NPPF4 Decision-making
- NPPF5 Delivering a sufficient supply of homes
- NPPF8 Promoting healthy and safe communities
- NPPF9 Promoting sustainable transport

Case Assessment

20. 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

21. Key policies and NPPF paragraphs – GNLP5, DM12, DM13, DM15, NPPF Paragraph 11 and Section 5.

22. The proposal would result in the loss of the existing dwelling. Given the identified need for more housing across the city, Policy DM15 seeks to protect and retain existing dwellings other than in the following circumstances where it involves:

a) exceptional benefits to sustainability (defined in terms of the overall sustainable development criteria set out in policy DM1) which clearly and justifiably outweigh the loss of housing; or

b) overriding conservation or regeneration benefits which cannot be delivered in any other way; or

c) an overriding community gain through the provision or enhancement of essential community facilities; or

d) a net improvement in the standard of housing through upgrading, replacement, reconfiguration or re-provision of existing dwellings.

23. This policy primarily seeks to protect the loss of existing housing to development for other uses but does acknowledge that alternative development may provide benefits that weigh against the loss.

24. In this case, although there would be a change of use from a C3 dwelling to a C2 residential institution, the new use would remain one which provides living accommodation so the overall objective to retain existing housing would be achieved. The NPPF and GNLP both require housing supply to meet the needs of the local community, including through provision of housing with care and for people with disabilities and other support needs.

25. GNLP5 particularly highlights that the identification by Norfolk County Council of a strategic need for specialist housing which a proposal can address will be a material consideration.

26. Therefore, although it would not strictly comply with criteria a), b), c) or d), the provision of residential care for young people with identified needs is a benefit that attracts weight in the planning balance, and could be argued to meet criterion c).

27. In terms of need, the applicants have discussed the proposal with Norfolk County Council's Children's Services. They have confirmed there is a need for children's residential services in Norfolk but not commented on the specifics of this proposal or location.
28. A demonstrable need for the specific facility proposed would provide more weight in its favour under GNLP5 than this statement about the need across the county more generally. However, as it could contribute to this wider need and there is no policy objection weighing against the proposal, the change of use can be considered favourable in principle with regards GNLP5 and DM15.
29. Policy DM13, with regards residential institutions, supports these where they are in sustainable locations suitable for housing, are not designated for alternative non-residential uses, are conveniently located with direct pedestrian access to local facilities and bus routes, have satisfactory shared amenity space and satisfactory servicing can be demonstrated.
30. The property is within a half mile walk of the Bowthorpe district centre and also frequent bus services. The existing house is therefore considered appropriately located. Provision of amenity space and the protection of residential amenity is considered further below, but in principle provision of two staff 24/7 to care for three young people is considered adequate in planning terms to satisfy Policy DM13.
31. The applicants have identified five other properties locally which they considered but discounted as being unsuitable for the proposed use. This did not include Lambert House on Notridge Road which a representation has highlighted as a vacant, purpose-built residential care home within 200 metres of the site. This is a more substantial institution, rather than a small residential setting and there is no policy requirement for the applicant to demonstrate whether this is any more suitable than their chosen location.
32. A local area risk assessment has been submitted which identifies the proximity to local services, places of interest and low levels of crime locally and concludes the property is appropriate for their needs. Young people absconding is said to be the main risk which would be managed by risk assessing each referral and keyworkers would educate on local dangers. The placing authority also has a responsibility to assess the location and risk factors before determining if a young person should be referred to a particular home. Operation of the property would need to be subject to Children's Homes Regulations, quality standards and be registered with OFSTED. It is not appropriate for the planning system to duplicate or impose different requirements to these.
33. On balance, the proposal does not result in the total loss of housing as the existing dwellinghouse would be converted to an alternative residential use. The principle of the proposal to provide a residential institution for young people satisfactorily complies with Policies GNLP5, DM12 and DM13 and does not conflict with DM15.

Main Issue 2. Amenity

34. Key policies and NPPF Section – DM2, DM11, GNLP2, NPPF Section 12.
35. The proposed use of an existing four bedroom detached house to accommodate three young people with supervision from two staff is considered to provide future occupiers and staff with an acceptable standard of living and working. There is an existing private, enclosed garden to the rear which is considered to provide ample external space.
36. Representations have raised concerns about the construction work that may be necessary to adapt the property to comply with regulatory standards and operational requirements. There are no external works proposed in the application and internal works and compliance with other regimes are beyond planning control. Any future external alterations are likely to require separate planning permission.
37. The representations received also raise significant concern about the suitability of the location for the development and the resulting impacts on residential amenity. As recognised in the representations, this is a quiet, suburban cul-de-sac of predominantly family housing. Three properties are in use as HMOs and this proposal would change the use of another. In principle, this has potential to impact on the character of the area to the detriment of residential amenity.
38. It is, however, appreciated that the proposal is for only three young people to occupy the four bedroom house which could otherwise be occupied by a family with three or more children (or an HMO with up to six residents without requiring planning permission). It would not, therefore, significantly alter or intensify the use of the property beyond that of a four bedroom dwelling. With two staff at a time working two shifts a day, the volume and frequency of comings and goings is also unlikely to significantly intensify.
39. In order to manage the potential for increased activity to cause detriment to the quiet enjoyment of neighbouring dwellings, it is considered necessary to limit the occupancy of the property to a maximum of three young people. Subject to this condition, it is not considered that any additional noise, activity or comings and goings would be at a level that would result in unacceptable harm to residential amenity. Furthermore, the staff provision would enable management of any anti-social behaviour. The indicated shift changeovers at 07:00 and 19:00 would avoid causing any additional disruption at anti-social hours.
40. The applicant has also advised they intend to hold an open event and further outreach prior to first use to share information with the local community and key stakeholders.
41. In summary, it is appreciated that the introduction of a residential institution for young people within a quiet, residential setting has potential to cause disturbance and harm to the amenity of neighbouring occupiers and character of the close. On balance, the scale of the change is not considered so significant as to cause any unacceptable harm subject to limiting the maximum number of young people resident to three.

Main Issue 3. Transport

42. Key policies and NPPF Sections – GNLP2, GNLP4, DM28, DM30, DM31, NPPF Section 9.
43. As set out above, the site is sustainably located in relatively close proximity to bus routes, a local centre and cycle routes. Some staff and visitors may, therefore, travel to and from the site using modes other than the private car.
44. There would be a maximum of two staff on shift at anytime and the young people resident at the property are unlikely to own cars. On this basis, the existing garage and driveway provide ample car and cycle parking space and there is unlikely to be any greater volume or frequency of vehicles accessing the property than the existing dwelling.
45. There would be an overlap when one shift ends and another begins, at which time there could be as many as four staff cars. There may also be times when there are other visitors.
46. Any car parked in the garage would be blocked if another is parking in the driveway immediately outside. Due to the width of the carriageway and position of many other driveways around the cul-de-sac, on-street parking risks impeding access for other users and constraining visibility. This is a concern that has been raised in many of the representations.
47. In response, the applicants have submitted a Parking Management Plan. This proposes that the day shift would be allocated the left side of the garage and drive to use and the night shift, the right side. This arrangement would ensure the staff of one shift do not block in those of the previous shift, thus avoiding the need for multiple vehicle manoeuvres at changeover times or for cars to wait or park on the carriageway.
48. Subject to a condition securing compliance with this Plan, it is considered that the site can provide adequate access and parking for the new use and the risk of overspill parking or obstructed access can be satisfactorily managed.

Main Issue 4. Nutrient Neutrality

49. 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.

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 16th March 2022.

(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;
- 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.

(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;
- 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.

Equalities and diversity issues

50. There are no equality or diversity issues.

Local finance considerations

51. 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

52. 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.

53. 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

54. The proposed change of use from a C3 dwelling to C2 residential institution to house young people with special educational needs and disabilities, learning difficulties or emotional and behavioural difficulties requires careful consideration.

55. Existing dwellings should be retained, other than where there are overwhelming other benefits. In this case, the proposal would retain the property in a class C residential use and meet a specialist need to provide a home for three young people. This is in broad accordance with the objectives of Policy DM15 as well as DM12, DM13, GNLP5 and the NPPF.

56. It is appreciated that this change of use raises the potential for increased noise, disturbance, traffic and parking congestion and the application has attracted local concern and objection. On the basis that only three young people would be resident at the property, it is not considered that there would be any

significant intensification in use and activity that would unacceptably harm residential amenity and the risk of parking issues can be satisfactorily addressed with agreement of a travel and parking management plan.

57. The development is therefore 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

58. To approve application 23/01551/U 3 The Hedgerows, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Compliance with parking management plan;
4. Maximum of three residents.

Background papers: None

Appendices: None

Contact officer: Planner

Name: Maria Hammond

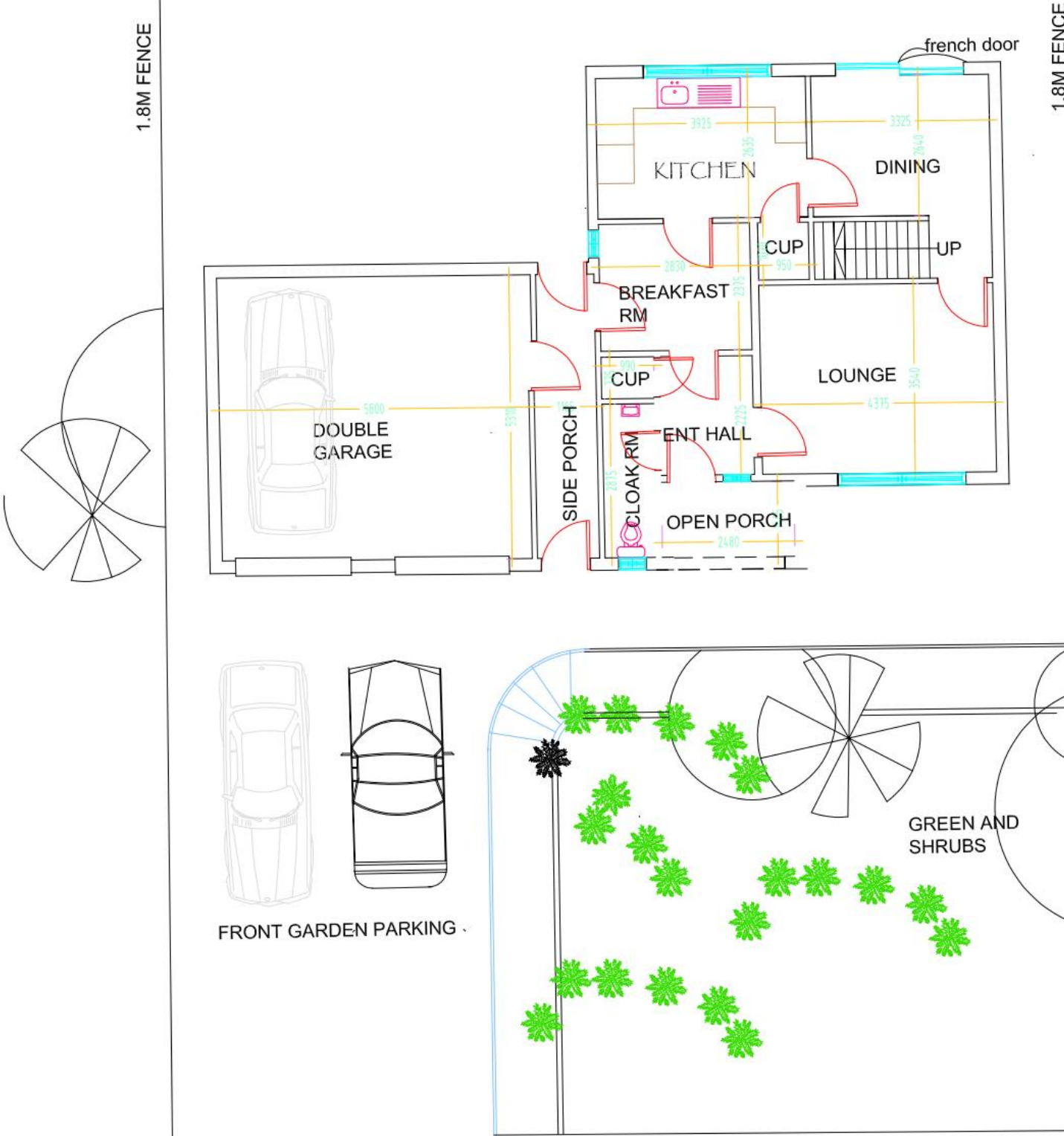
Telephone number: 01603 989396

Email address: mariahammond@norwich.gov.uk

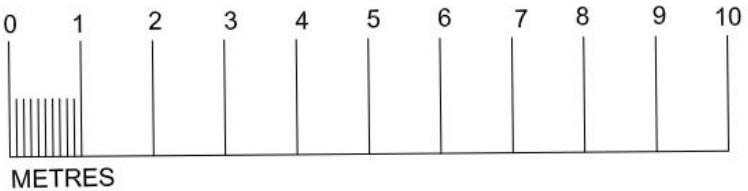
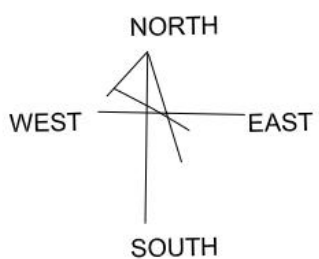
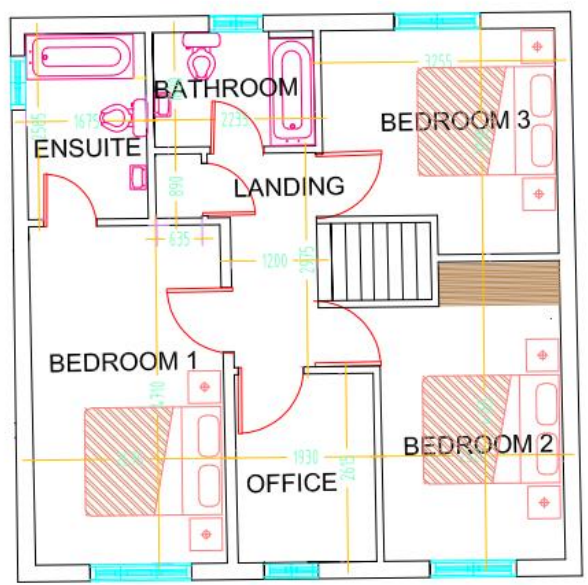


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GROUND FLOOR PLAN



FIRST FLOOR PLAN



ARIZ + MAAZ LTD
9 Hare Crescent
NR9 3RQ
07428128777

CLIENT-
MR JOSHUA. N.

LOCATION-
3 Hedgerows,
Norwich
NR5 9BP

SCALE- 1:100
@A3

DATE:
04/01/2024

TITLE:
PROPOSED
PLAN

SCHEME NO:
000.60
REVISION:



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.



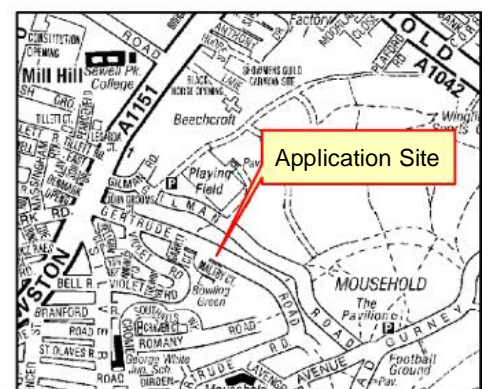
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Planning Application No:
Site Address:

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) Broads 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

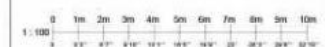
Email address: samuelwalker@norwich.gov.uk



If you would like this agenda in an alternative format, such as a larger or smaller font, audio or Braille, or in a different language, please contact the committee officer above.

General Notes

1. This drawing must not be scaled and if in doubt ask.
2. All dimensions are to be checked and agreed in conjunction with all Engineers, Surveyors, Planning Officers and any specialist knowledge, together with any relevant additional Engineers.
3. The drawing is to be checked and agreed in conjunction with all Engineers, Surveyors, Planning Officers and any specialist knowledge, together with any relevant additional Engineers.
4. Where the intention of adjoining building details are contrary to issued details then the Engineer is to be informed immediately.
5. No electrical installation is to be carried out, or part of an installation, on the Engineers details. Unless otherwise noted, all connections of the above equipment including those to a substation of equipment shall be capable of carrying the full statutory capacity of the member.
6. All soil conditions to be in accordance with the relevant code of practice.
7. The foundations have been designed on the assumption of a bearing capacity of 100 kN/m² & this must be confirmed as to the bearing capacity of the foundations. Unless otherwise stated, the bearing capacity of the foundations is to be confirmed as to the bearing capacity of the foundations.
8. The foundations have been designed on the assumption of a bearing capacity of 100 kN/m² & this must be confirmed as to the bearing capacity of the foundations.
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14. The foundations have been designed on the assumption of a bearing capacity of 100 kN/m² & this must be confirmed as to the bearing capacity of the foundations.
15. The foundations have been designed on the assumption of a bearing capacity of 100 kN/m² & this must be confirmed as to the bearing capacity of the foundations.



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

Rev	20.05.2024	Revised parking	JN
Date		Amendment	Don

Architectural Design,
Building Surveyors and
Planning Services

Building Plans Ltd

11 The Street, Honington, Norwich, NR9 5BL
Telephone: 01603 868377
www.centralnorwich.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
Significant: P/B/J/N	Revision: A
Project No: 3545.0324N	Sheet No: 5



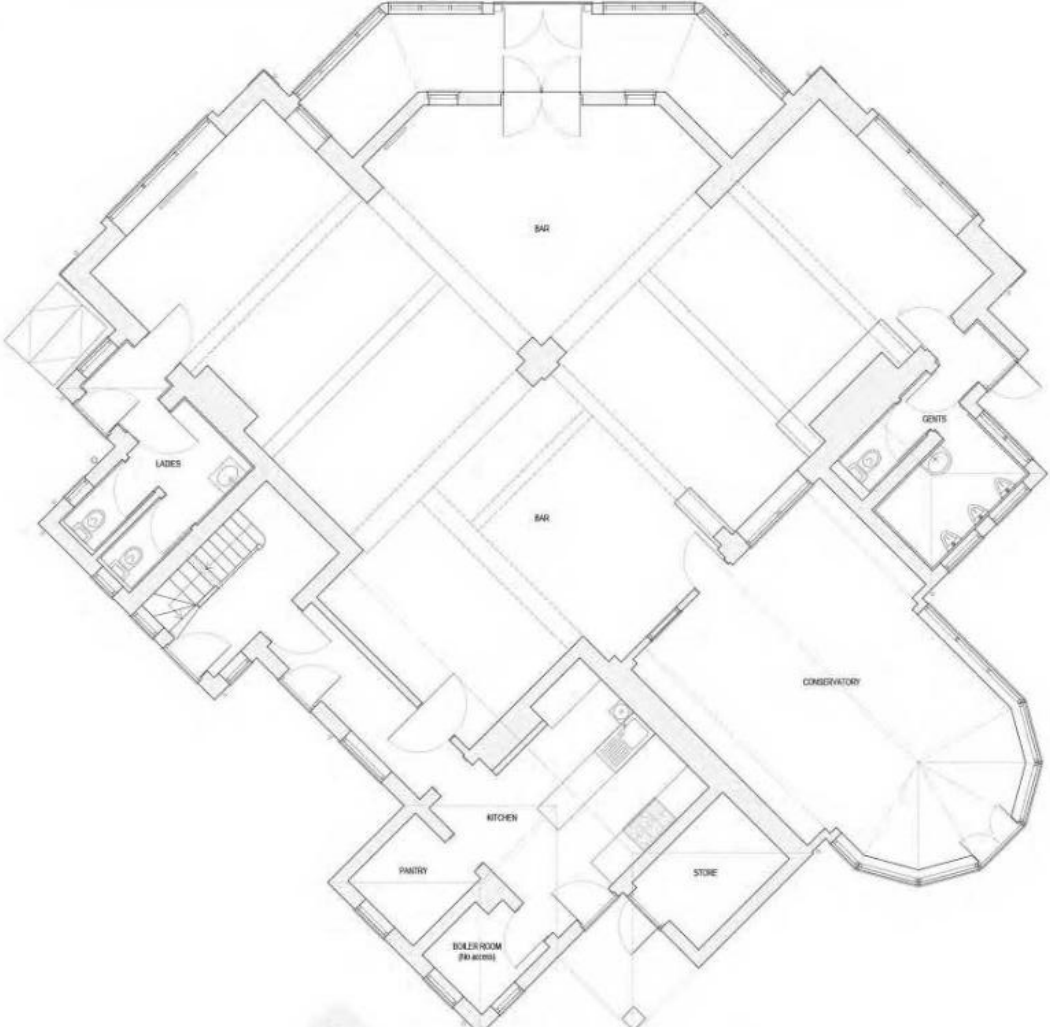
2m, 1100 litre bins within bin store positioned within 5m from the highway

Form and make good existing asphalt car park and driveway

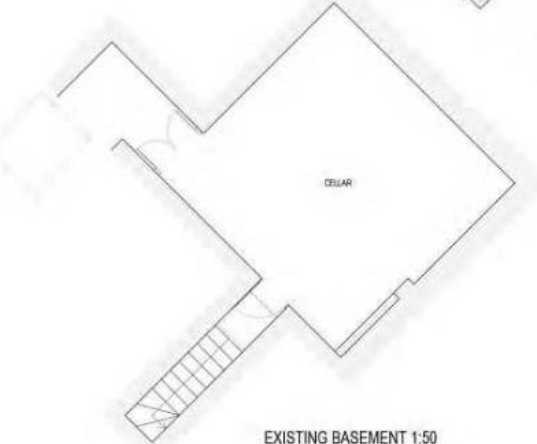
Design & construct cycle storage for maximum 6 cycles. Shelved stands under canopy

Timber clade boarded fence with gates 1800 high with gravel boards between driveway and private amenity areas

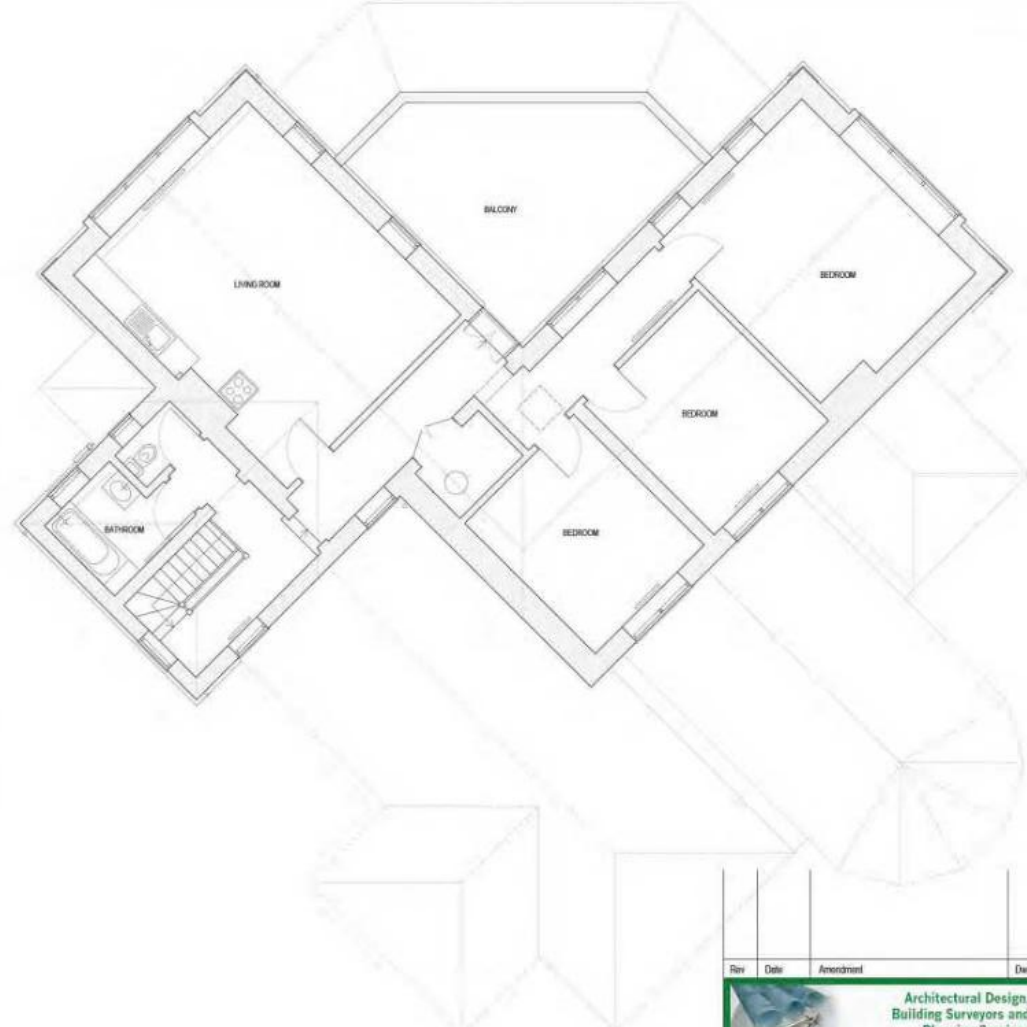
REDUNDANT BOWLING GREEN



EXISTING GROUND FLOOR 1:50
248m²



EXISTING BASEMENT 1:50
28m²



EXISTING FIRST FLOOR 1:50
98m²



General Notes

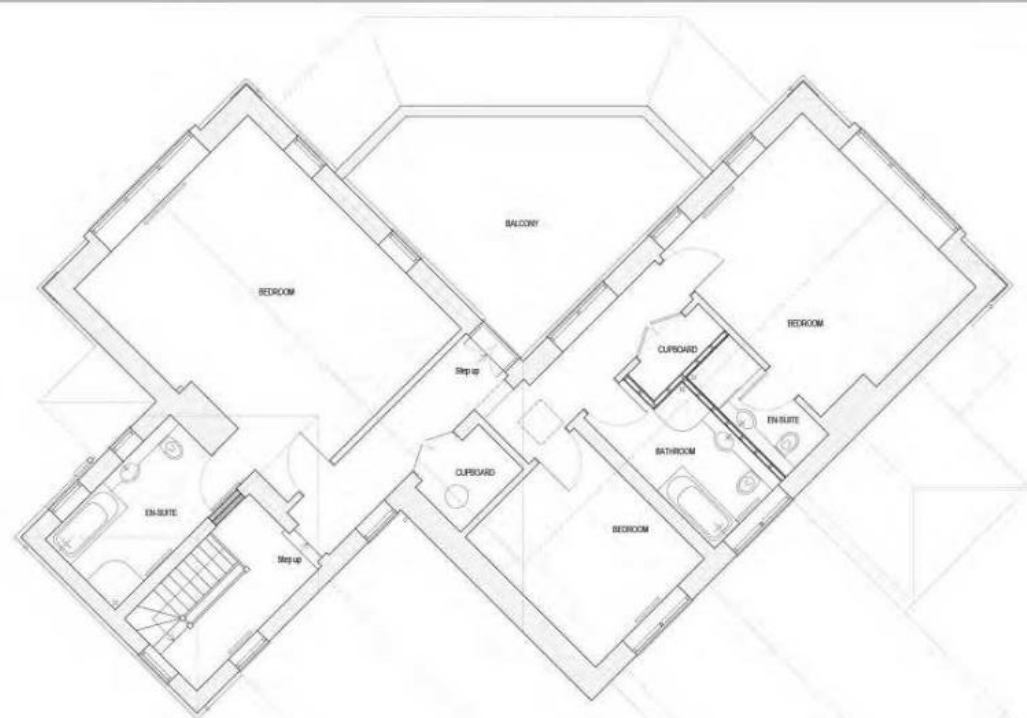
1. This drawing must not be copied and it is to be used only for the purpose of the project.
2. All construction is to be checked and approved by the Building Control Officer before any construction commences.
3. This drawing is to be checked and used in conjunction with all Engineering, Architectural, Services Engineers, and any specialist drawings, together with any relevant additional Engineering specifications.
4. Where any information or building details are contrary to those shown on this drawing, the Engineer is to be informed immediately.
5. No structural members are to be cut, weakened, or painted unless shown on the Engineers details. Unless otherwise noted all construction of structural members including type & dimensions of reinforcement shall be supplied or indicated for the structural capacity of the member.
6. All built construction is to have a minimum of 2 coats.
7. The foundations have been designed on the assumption of ground pressure of 100 kN/m². If this is not confirmed or the nature of the ground is such as to require a higher value, the Engineer is to be informed immediately. The foundations are to be designed on the basis of the ground conditions shown on the drawings.
8. Under the provisions of the Party Wall etc. Act 1994, if the requirements are within 1m of adjacent buildings, the owner must serve a notice on the owner of the adjacent building, who must then serve a notice on the owner of the building to be constructed. The notice must be served at least 2 months before the start of the construction. The notice must be served on the owner of the building to be constructed. The notice must be served on the owner of the building to be constructed. The notice must be served on the owner of the building to be constructed.
9. The construction of the building must be in accordance with the Building Regulations 2010.
10. The client must make suitable arrangements for ensuring the project, including the allocation of sufficient time and resources.
11. The construction work must be carried out in a safe and sound manner, without risk to the health and safety of any person affected by the project.
12. The client must ensure that the construction work is carried out in a safe and sound manner, without risk to the health and safety of any person affected by the project.
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15. The client must ensure that the construction work is carried out in a safe and sound manner, without risk to the health and safety of any person affected by the project.

Rev	Date	Amendment	Drawn
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Architectural Design,
Building Surveyors and
Planning Services
Building Plans Ltd
11 The Street, Honington, Norwich, NR9 5SL
Telephone: 01603 868377
www.bplan.co.uk

Client:	Trivedi Property Developments
Project:	Change of Use of Public House to One Dwelling
Site address:	The Heath House 95 Gertrude Road Norwich NR3 4SG
Contents	Existing Floor Plans
Scale @ A1: 1:50	Date: March 2024
Signature: P.B./J.N.	Position:
Project No: 3545.0324N	Sheet No: 2



PROPOSED FIRST FLOOR PLAN 1:50
98m²



EXISTING BASEMENT 1:50
28m²

[illegible]

Rev	Date	Amendment	Drawn
 <div style="float: right; text-align: right;"> <p>Architectural Design, Building Surveyors and Planning Services</p> <h2 style="color: green;">Building Plans Ltd</h2> <p>11 The Street, Hingham, Norwich, NR9 5BL Telephone: 01603 868377 www.bpltd.co.uk</p> </div>			
Client: Trivedi Property Developments			
Project: Change of Use of Public House to One Dwelling			
Site address: The Heath House 36 Gertrude Road Norwich NR3 4SG			
Contents			
Proposed Floor Plans			
Scale @ A1: 1/50		Date: March 2004	
Synchronised: P8 / LK		Revision:	
Project No: 3545.0324N		Sheet No: 4	

