

Planning Applications Committee  
2 April 2009  
Section C

<b>Agenda Number:</b>	<b>C6</b>
<b>Section/Area:</b>	INNER
<b>Ward:</b>	Mancroft
<b>Officer:</b>	Jo Negus
<b>Valid Date:</b>	26 <sup>th</sup> February 2009 and 17 <sup>th</sup> February 2009
<b>Application Number:</b>	09/00119/F and 09/00120/L
<b>Site Address :</b>	45 - 51 London Street Norwich NR2 1HX
<b>Proposal:</b>	Removal of redundant air handling plant and replacement with new. Installation of edge protection handrail.
<b>Applicant:</b>	<b>Royal Bank Of Scotland</b>
<b>Agent:</b>	<b>Mr Ashley Cross</b>

### THE SITE

The site is located at the junction of London Street, Bedford Street and St Andrews Hill in Norwich City Centre. The surrounding area is pedestrianised with some access for deliveries and servicing. The building is a Grade II listed building currently occupied by NatWest bank. The site is also in the City Centre Conservation Area, City Centre Leisure Area and Primary Retail Area.

### PLANNING HISTORY

There is a variety of history on the site for alterations to the listed building including replacement advertisements, the installation of a satellite antenna, minor internal alterations and a bird deterrent system to front and side elevations.

There are two more recent applications relevant to the air conditioning on site. An application was approved in 1994 for the replacement and upgrading of air conditioning units (reference 4/1994/0527, approved on 20<sup>th</sup> March 1995) and another application in 2006 for the installation of air conditioning units (reference 06/00502/L, approved on 1<sup>st</sup> August 2006).

## **THE PROPOSAL**

The proposal under these applications is to remove the redundant air handling plant and to replace with new air conditioning units. These units would be located on an existing platform on the roof of the building and would be smaller than the existing units. The proposals also entail the installation of edge protection handrail for engineers accessing the roof for maintenance.

## **CONSULTATIONS**

The applications were advertised in the press, on site and neighbours notified. One letter of representation was received from the Norwich Society for the listed building consent 09/00120/L. Concerns were raised over the visual impact of the edge protection handrail from the ground at the London Street/Opie Street junction.

## **PLANNING CONSIDERATIONS**

### **Relevant Planning Policy Guidance:**

Planning Policy Guidance 15 – Planning and the historic environment

### **Relevant East of England Plan Policies:**

ENV6 – The historic environment

ENV7 – Quality in the built environment

### **Relevant Local Plan Policies:**

HBE8 – Development in Conservation Areas

HBE9 – Listed buildings and development affecting them

HBE12 – High quality of design

EP22 – High standard of residential amenity

There are two components to these applications, firstly replacement air conditioning units and secondly the installation of edge protection.

The replacement air conditioning units will replace older units with a smaller, less obtrusive system. The machinery will be located on an existing platform and so would have minimal interference with the historic fabric of the listed building. These would be set back from the roof edge as the existing units are, and so

would not be visible from street level and have a minimal impact on the City Centre Conservation Area.

The installation of the new edge protection would be free standing and as such not attached to the historic fabric of the listed building. The edge protection is set back sufficiently to prevent views from Bedford Street, St Andrews Hill, London Street and Opie Street. The visual impact on the listed building and the City Centre Conservation Area is therefore also considered to be minimal.

There are no noise sensitive premises evident in the immediately adjacent area such as residential uses. The replacement plant is also quieter than the existing unit, reducing any existing noise levels.

By virtue of the minimal visual impact on the conservation area, minimal interference with the historic fabric of the listed building and reduced noise levels of the replacement plant the proposed development is recommended for approval.

## **RECOMMENDATIONS**

09/00119/F

APPROVE PLANNING PERMISSION subject to the following condition:-

1. Standard time limit

09/00120/L

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1. Standard time limit

### **Reasons for Approval:**

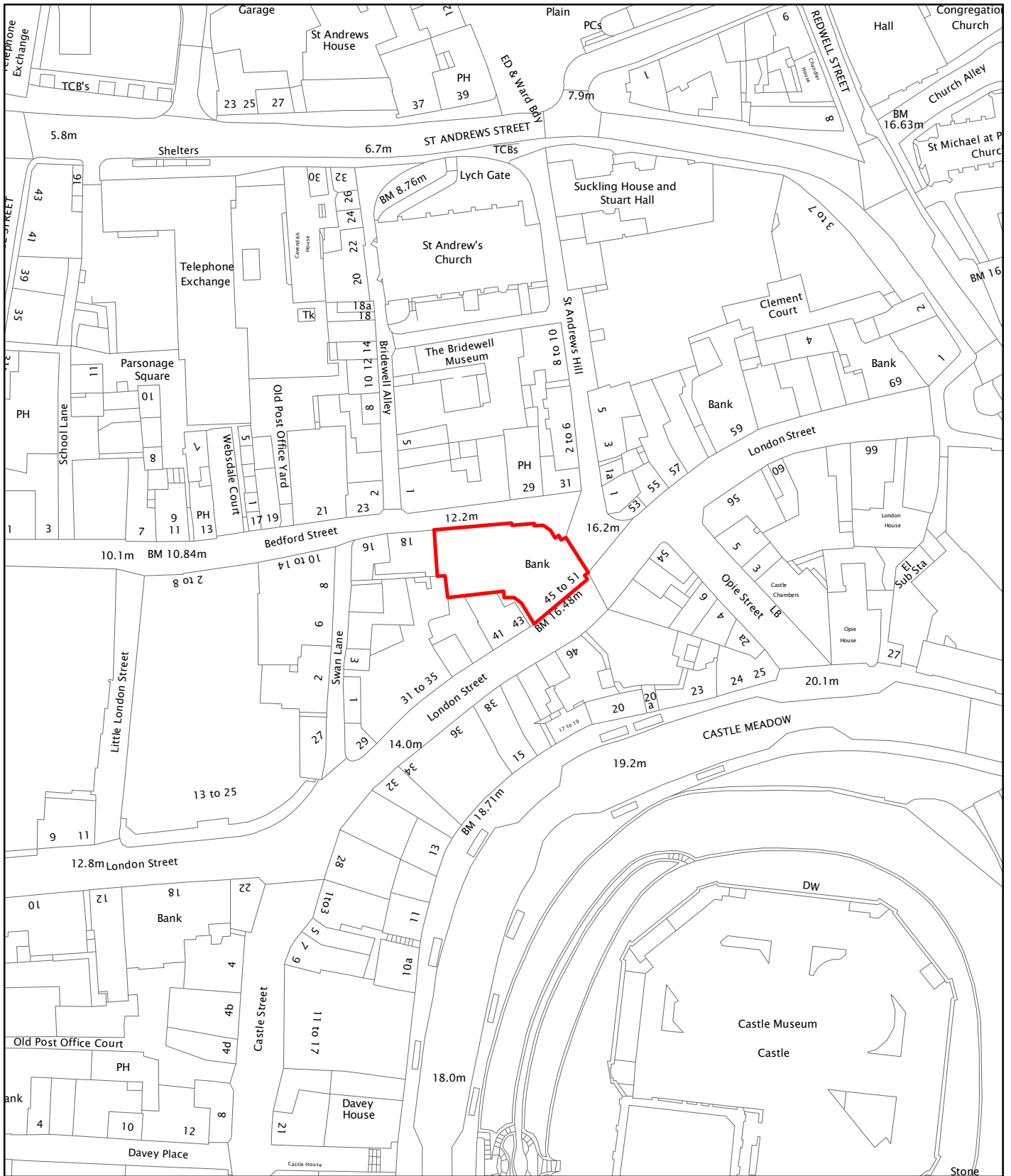
09/00119/F

The proposed replacement plant machinery and new guard railing is not considered to have an adverse impact on the character or setting of the City Centre Conservation Area, by virtue of the location of the replacement plant that is recessed within the flat roof of the building. The proposed development is therefore considered to be in accordance with saved policies HBE8 and HBE12 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004), policy ENV7 of the East of England Plan (May 2008) and Planning Policy Guidance 15.

The proposed replacement plant machinery is not considered to have an adverse impact on any residential amenity by virtue of the fact that the replacement unit would be quieter than the existing unit and there are no noise sensitive premises immediately adjacent to the site. The proposed development is therefore considered to be in accordance with saved policy EP22 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004).

09/00120/L

The proposed replacement plant machinery for air conditioning and associated guard railing is not considered to have an adverse impact on the special architectural or historic interest of the listed building, by virtue of the minimal interference with the historic fabric and that the works would not be visible from street level. The proposed works are therefore considered to be in accordance with saved policy HBE9 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004), policy ENV6 of the East of England Plan (May 2008) and Planning Policy Guidance 15.



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Planning Application No- 09/00129/L  
 Site Address - 45 - 51 London Street, Norwich  
 Scale - 1:1,250



**NORWICH**  
 City Council

DIRECTORATE OF REGENERATION  
 AND DEVELOPMENT

