

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 29 March.2012  
**Report of** Head of Planning Services  
**Subject** 11/02192/C Public Convenience St Saviour's Lane  
Norwich

Item  
**5(6)**

### SUMMARY

<b>Description:</b>	Demolition of public conveniences.
<b>Reason for consideration at Committee:</b>	Objections
<b>Recommendation:</b>	Approve
<b>Ward:</b>	Mancroft
<b>Contact Officer:</b>	Kian Saedi Planner 01603 212524
<b>Valid Date:</b>	4th January 2012
<b>Applicant:</b>	Norwich City Council
<b>Agent:</b>	Steve Brown

### INTRODUCTION

#### The Site

##### Location and Context

1. This application was discussed by the last committee on 1 March and a decision was deferred to await the comments of English Heritage on the potential listing of the building (see para 7 for comments). The site is located on the north side of St Saviour's Lane adjacent to the Grade I listed St Saviour's Church, and pay and display car park. The site is located within the City Centre Conservation Area and is also located within a Main Area of Archaeological Interest.
2. The building is built next to the car park that was established following the demolition of C17 buildings in this location in the mid 20<sup>th</sup> Century.

##### Constraints

3. City Centre Conservation Area
4. Area of Main Archaeological Interest

##### Equality and Diversity Issues

There are no significant or diversity issues

#### The Proposal

5. The application is for conservation area consent for the demolition of public

conveniences on St Saviours Lane only. It is not a planning application for car parking. The Council has already decided to close the toilets.

## Representations Received

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Four letters of representation (including one from Norwich Society) have been received citing the issues as summarised in the table below.

Issues Raised	Response
No council run public conveniences exist nearby and closing the toilets will result in more people fouling in St Saviours churchyard.	Paragraph 9
The closure of the toilets will exacerbate the issue of people fouling the site of St Saviour's Church	Paragraph 9
Toilets are well used and therefore much needed	Paragraph 9
Six more parking spaces are not needed	Paragraph 13
The building is very eye catching with some attractive brickwork. The copper roof is valuable.	Paragraphs 11-12
Alternative use should be found for the building  Proposal not in accordance with Policy TRA20	This is principally a matter for the Council as landowner not the Local planning Authority.  Policy TRA20 no longer saved within the Local Plan (as of 30 <sup>th</sup> Nov. 2007) and para 13

## Consultation Responses

English Heritage - Based on the information provided, the St Saviour's public convenience, Norwich possesses claims of interest, and may be a candidate for local listing, however, the building does not fulfil the criteria for listing in a national context

Environmental Health - No objection

Archaeological Adviser – No objection

# ASSESSMENT OF PLANNING CONSIDERATIONS

## Relevant Planning Policies

### Planning Policy Guidance (PPG) and Planning Policy Statements (PPS):

PPS1 - Delivering Sustainable Development

PPS5 - Planning for the Historic Environment

### Adopted East of England Plan (May 2008):

ENV6 - The Historic Environment

### Adopted Joint Core Strategy (March 2011):

Policy 2 - Promoting Good Design

Policy 11 - Norwich City Centre

### Saved Policies of the Adopted City of Norwich Replacement Local Plan (November 2004):

HBE7 – Evaluation of standing archaeology and significant buildings

HBE8 - Development in Conservation Areas

HBE9 – Development affecting Listed Buildings

### Northern City Centre Area Action Plan (NCCAAP) (March 2010)

Policy WW1 Land west of Whitefriars –mixed use redevelopment

## Principle of Development

### Policy Considerations

7. The main considerations in relation to this proposal relate to the impact the demolition of the toilet block will have upon the City Centre Conservation Area.

### Other Material Considerations

8. Three letters of objection have been received raising concern that the toilets are well used and to lose them will result in increased incidences of public fouling on land belonging to St Saviour's Church and St Edmund's Church respectively. It is worth noting that public toilets are available elsewhere in the City, most notably north of the site in Anglia Square. The decision to close this particular Public Convenience comes as a result of extensive public consultation and has been decided by the Council. It should be noted that Policy WW4 of the NCCAAP would require the redeveloped site to incorporate replacement public conveniences.

## Design

### Conservation Area – Impact on Setting

9. Policy 1 of the Joint Core Strategy sets out that heritage assets and the wider historic environment will be conserved and enhanced through the protection of structures which contribute to their surroundings and policy 2 seeks to promote good design. The site is located within the City Centre Conservation Area, which is classified as a designated heritage asset under PPS5. Policy HE9 of PPS5 states that the significance of a heritage asset can be harmed through the loss of development within its setting. The demolition of the Public Convenience must

therefore be assessed against the consequential impact upon the significance of the wider Conservation Area and upon the setting of the Grade I listed St Saviour's Church, located adjacent to the site.

10.

11. The toilet block is a relatively modern building thought to have been built between 1957 and 1962. The building is not listed but does not possess the utilitarian standard of design common to many toilet blocks of this age. The north, west and south elevations of the building adopt a chequerboard brick pattern reminiscent of Tayler and Green housing in South Norfolk. English Heritage has recommended that the building is not listable. Whilst some quality in the design of the building is recognised, the toilet block is considered to lack both the architectural and historical interest to merit national designation. The building is otherwise not regarded as having significant design merit and it is not considered that the demolition of the building will have a detrimental impact on the character of the Conservation Area or immediate street scene.

12. The building has not been recommended for local listing in either of the two local listing surveys nor within the City Centre Conservation Area Appraisal. The building is however identified as being a civic building of its time designed by a member of the City Architects' Department and the recommended course of action is therefore to record the building photographically so that future generations can gain an understanding of the history and design of previous development at the site.

## **Transport and Access**

### **Car Parking**

13. The site adjoins a pay and display car park and it is proposed to tarmac the resultant area to provide four additional parking spaces, which is considered to be "permitted development" and not require a separate application.

## **Environmental Issues**

### **Archaeology**

14. The site is located within an Area of Main Archaeological Interest (as defined on the proposals map), but no adverse comments have been received from Norfolk Landscape Archaeology.

## **Conclusions**

15. It is not considered that the demolition of the Public Convenience will result in any adverse visual impact to the City Centre Conservation Area or to the setting of the Grade I listed St Saviour's Church located adjacent to the site. The design of the Public Convenience is unusual within the Norwich City area and it is therefore recommended to photographically record the building prior to demolition and then to be placed on the Historic Environment Record. Following the imposition of conditions the proposal is therefore considered acceptable and in accordance with the objectives of PPS1 and PPS5, Policy ENV6 of the East of England Plan (2008), Policies 2 and 11 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), saved policies HBE7, HBE8 and HBE9 of the City of Norwich Replacement Local Plan (2004) and all other material considerations.

## **RECOMMENDATIONS**

To approve Application No 11/02192/C Public Convenience St Saviour's Lane Norwich and grant conservation area consent, subject to the following conditions:

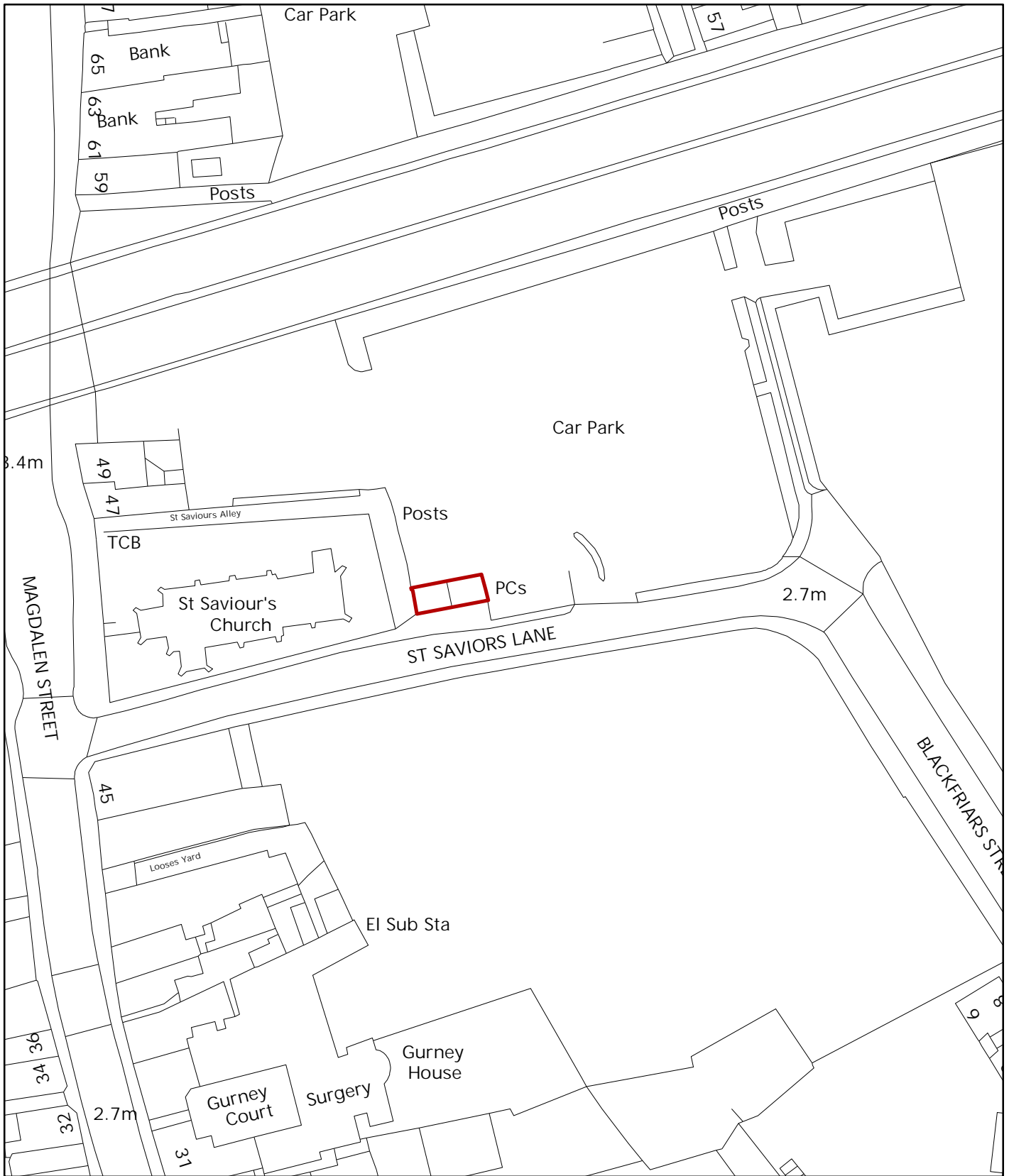
1. That the works to which the consent relates must be begin not later than the expiration of three years beginning with the date on which the consent is granted;
2. The development hereby approved shall be carried out in accordance with the plans and details as specified on this decision notice;
3. Before any works of demolition are commenced a full photographic record of the public convenience shall be commissioned by the applicant and deposited with the Local Authority and the Norfolk Historic Environment Record.

Reasons for approval:

1. The time limit condition is imposed in order to comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2005.
2. For the avoidance of doubt.
3. To comply with saved policy HBE7 of the City of Norwich Replacement Local Plan (Adopted November 2004).

### **Reasons for Approval:**

It is not considered that the demolition of the Public Convenience will result in any adverse visual impact to the City Centre Conservation Area or to the setting of the Grade I listed St Saviour's Church located adjacent to the site. The design of the Public Convenience is unusual within the Norwich City area and it is therefore recommended to photographically record the building prior to demolition and then to be placed on the Historic Environment Record. Following the imposition of conditions the proposal is therefore considered acceptable and in accordance with the objectives of PPS1 and PPS5, Policy ENV6 of the East of England Plan (2008), Policies 2 and 11 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), saved policies HBE7, HBE8 and HBE9 of the City of Norwich Replacement Local Plan (2004) and all other material considerations.



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Planning Application No 11/02192/C

Site Address Public Convenience, St Saviours Lane

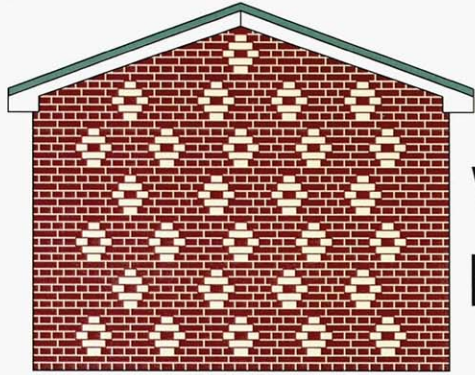
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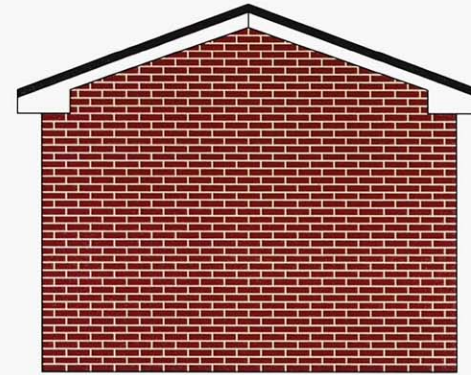
**NORWICH**  
City Council

PLANNING SERVICES

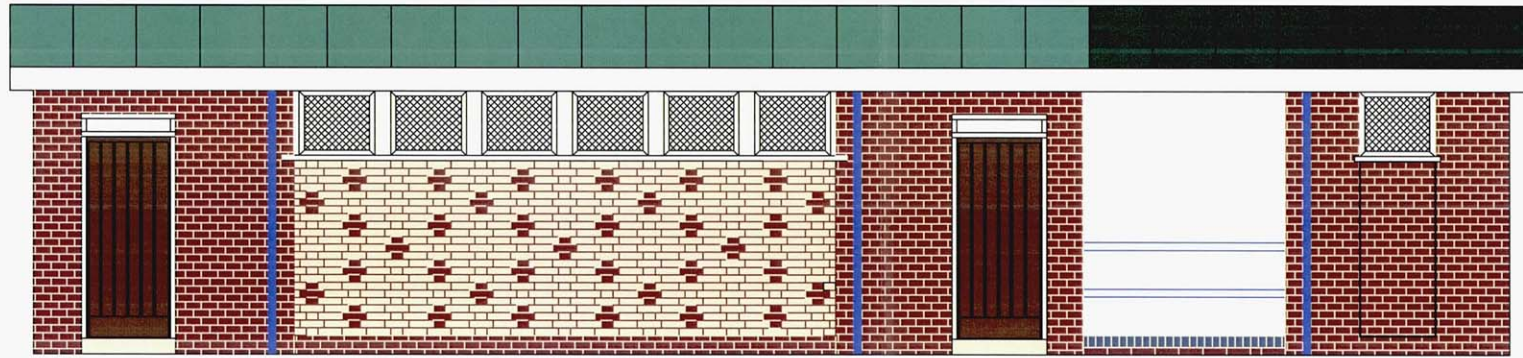




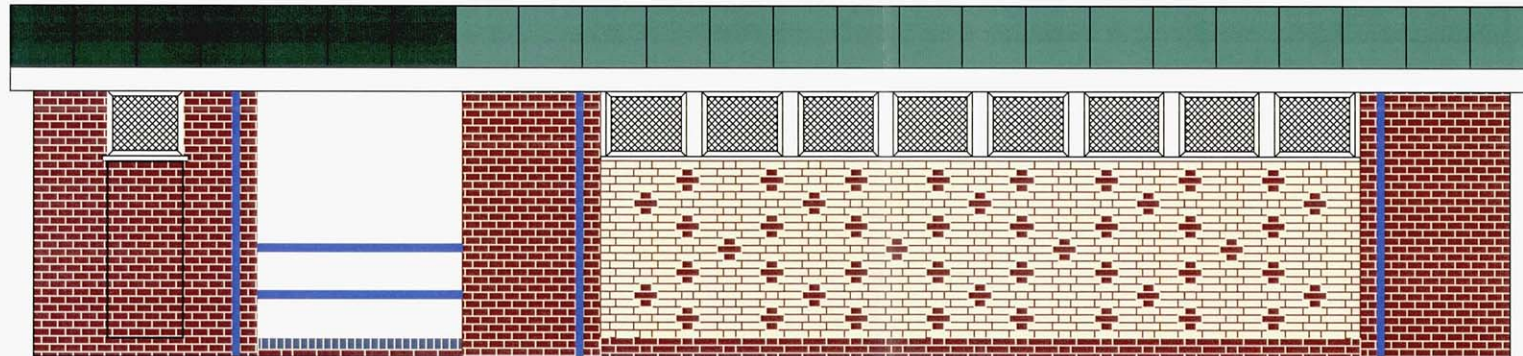
West  
Elevation



East  
Elevation



South  
Elevation



North  
Elevation



Title  
St Saviours Public Convenience  
Proposed Demolition  
Property Elevations

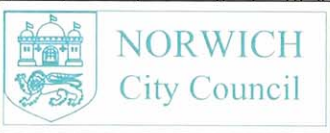
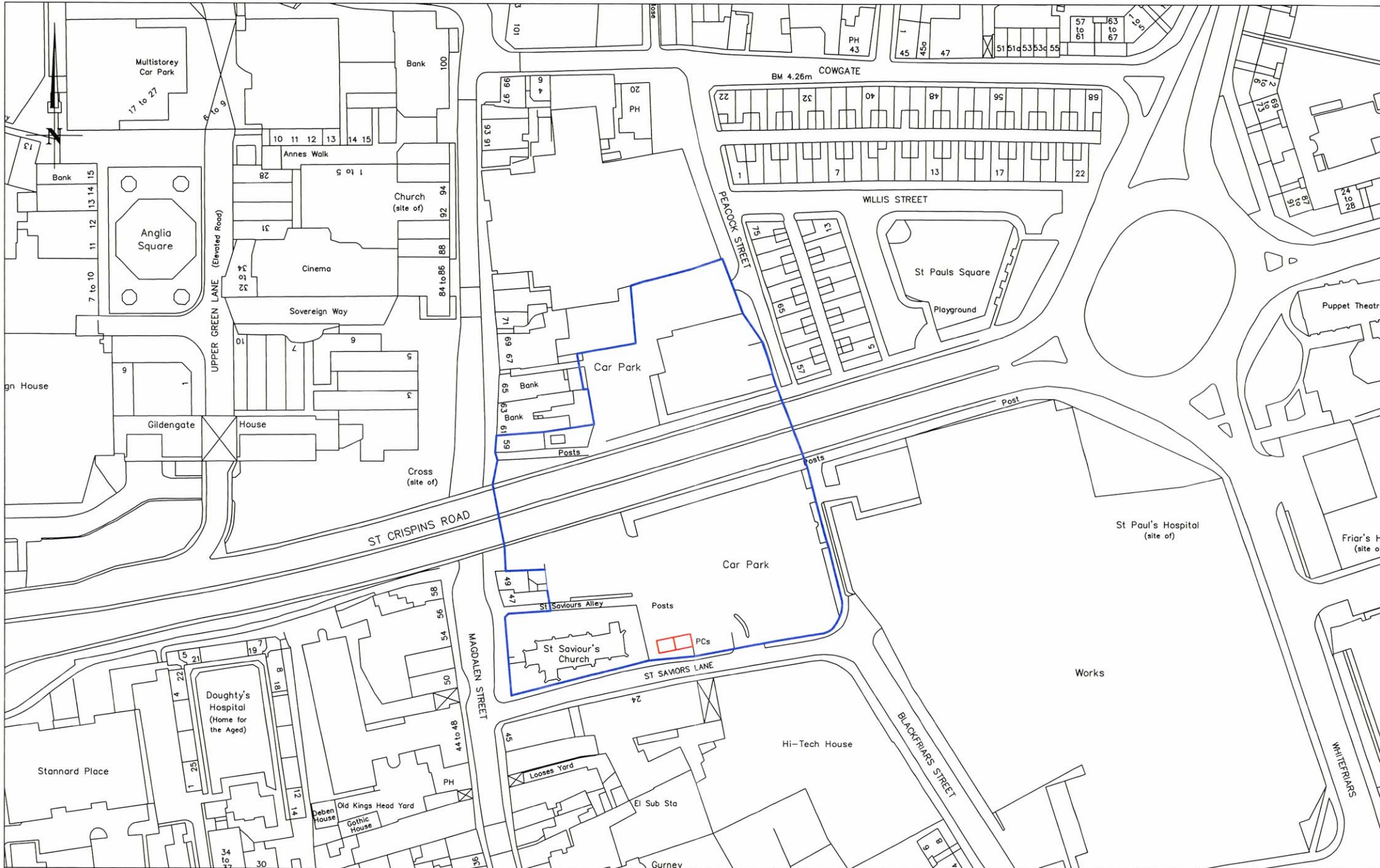
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NEG. No.  
Checked By

No. Date Notes REVISIONS

Int. Ckd.

Property Services  
Regeneration and Development  
City Hall, St Peters Street,  
Norwich, NR2 1NH  
Tel 0844 980 3333



Title  
**St Saviours Public Convenience  
 Proposed Demolition**  
 Location Plan

Date 12/12/2011	Scale(s) 1:1000	No.	Date	Notes	REVISIONS	Int	Ckd	<b>Property Services</b> <b>Regeneration and Development</b> <b>City Hall, St Peters Street,</b> <b>Norwich, NR2 1NH</b> <b>Tel 0844 980 3333</b>
Designed by NEG No.								
Drawn By	Checked By							
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