



PLANNING APPLICATIONS COMMITTEE

10.00am to 11.25am

8 September 2011

Present: Councillors Bradford (chair), Ackroyd, Banham, Haynes, Kendrick, Little, and Stammers (substitute for Councillor Offord)

Apologies: Councillors Gee (vice chair), Gayton, George, Lubbock and Offord

1. DECLARATIONS OF INTEREST

Councillor Little said that he had been in contact with a resident regarding the ownership of the land but had not discussed or expressed any opinions on planning application no 11/01060/F Land and Buildings rear of 2 Durham Street, Norwich, NR2 2ED.

2. MINUTES

RESOLVED to agree the accuracy of the minutes of the meeting held on 18 August 2011.

3. APPLICATION NO 11/01122/F 8 OLD GROVE COURT, NORWICH, NR3 3NL

The senior planner (development) presented the report with the aid of slides and plans.

RESOLVED to approve Application No 11/01122/F 8 Old Grove Court, Norwich, and grant planning permission, subject to the following condition:-

1. Within one month of the date of this consent details for obscure film to all glazing on the southern elevation of the conservatory shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the manufacturer and product as well as a sample of the product. The obscure film shall be applied to all glazing on the southern elevation of the conservatory within three months of the date of this decision and shall be retained thereafter.

(Reasons for approval: The decision has been made with particular regard to saved policies HBE12 and EP22 of the adopted City of Norwich Replacement Local Plan and policy 2 of the Joint Core Strategy. Having considered relevant policy and other material considerations it is considered that the design is acceptable and that subject

to the condition requiring obscure film to the glazing of the southern side of the conservatory the proposals would not have a significant detrimental impact on the immediate neighbours)

4. APPLICATION NOS 11/01231/F, 11/01242/L, 11/01233/A AND 11/01231/L - BASEMENT AND GROUND FLOORS OF 21 - 24 ROYAL ARCADE, PART REAR GROUND FLOOR OF 18 ROYAL ARCADE AND FIRST AND SECOND FLOORS OF 18 - 24 ROYAL ARCADE, NORWICH,NR2 1NQ

The senior planner (development) presented the report with the aid of slides and plans. She pointed out that condition 11 on application 11/01231/F would be reworded, as it was considered that the restriction of the use of the fire escape as an exit in case of emergencies was unreasonable when tested against planning circular 11/95, but the condition would ensure that it was not used as a main access point to the restaurant by the public. Members were also advised of an additional condition (h), in relation to application no 11/01242/L, requiring the applicant to confirm the position of the butcher's block work table top, currently in the basement of the building.

During discussion members noted that there was a precedent for tables and chairs in the arcade, which was not part of the public highway, and considered that an informative should be attached to the full planning permission (11/01231/F) to advise the applicant that tables and chairs did not obstruct access to pedestrians.

Discussion ensued in which the senior planner answered questions, together with the planning development manager and the solicitor. The senior planner said that the agent had proposed that the arcade would be open at both ends until midnight when the restaurant was open in accordance with fire regulations. Members expressed concern about the possibility of antisocial behaviour in the arcade if it was open in the evenings. Members were advised that there were conditions relating to the use of CCTV to address this but further conditions relating to the management of the arcade would be considered to be unreasonable. The arcade would need adequate lighting at night for health and safety and fire regulations.

Members were advised that the building would be DDA compliant and that the plans had been revised. Councillor Stammers asked for clarification of the position of the lobby which could affect the 19th century fireplace on the first floor. The senior planner advised that this element had been removed from the proposals and the fireplace would be retained with no alteration.

Councillor Little expressed some concern that the policy would be weakened by the acceptance of yet another application reducing the percentage of defined retail frontage. The planning development manager said the application for the change of use from A1 to A3 had been taken on its individual merits and even though A1 use was below the policy threshold, the benefits of the application, such as opening up a pedestrian route in the evenings and opportunities for extending opening hours for other businesses, would outweigh the harm.

RESOLVED to:

- (1) approve Application No11/01231/F, Basement and ground floors of 21 - 24 Royal Arcade, Part rear ground floor of 18 Royal Arcade and first and second floors of 18 - 24 Royal Arcade Norwich NR2 1NQ, and grant planning permission subject to the following conditions:
1. Standard time limit.
 2. In accordance with the drawings.
 3. Restriction of hours of operation to not open after 00:00 midnight or before 08:00am.
 4. Details of plant and machinery to be installed.
 5. Details of the extract ventilation and fume extraction system.
 6. Details of a regular schedule of maintenance for the extraction flue.
 7. Archaeological investigation in association with the proposed lift.
 8. Restriction of trade deliveries or collections to between 19:00hrs and 06:00hrs. No collections on Sunday and Bank Holidays.
 9. Removal of PD rights to A2.
 10. Implementation of the Travel Information Plan.
 11. The fire escapes to the rear and side shall not be used as a main access point by members of the public.

Informatives:

1. You are advised that the council expects the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary shall only be carried out between 7.30am and 5.30pm Monday to Friday, between 7.30am and 1.00pm Saturday and not at all on Sundays or Bank Holidays;
 - (b) The quietest available items of plant and machinery shall be used on site. Where equipment such as generators are necessary, they should be enclosed to reduce noise levels, if applicable.
 - (c) Deliveries shall only be received within the hours detailed in (a) above.

Any divergence from these recommendations should be referred to the council's environmental protection department for approval.

The council also recommends membership of a scheme, such as the Considerate Constructors Scheme.

2. The applicants are asked to consider the number and position of any tables and chairs placed outside the application premises in order that pedestrian flow past the site is not significantly disrupted or unnecessary obstructions created.
3. The applicant is advised to provide a copy of the application to be submitted to the Historic Environment Service for inclusion in the Heritage Environment Record.
4. You may wish to contact Norwich City Council Licensing department to establish if a Licence for the tables and chairs proposed in the arcade is required. Licensing can be contacted on 01603 212439 or via e-mail: licensing@norwich.gov.uk

(Reasons for Approval:

1. The proposed change of use of the premises is considered to be acceptable. Whilst the proposals will see a reduction in the levels of retail frontage in the defined Primary Retail Area, the A3 restaurant use is considered to be a complementary use to the existing retail frontage and one which will encourage footfall and add to the vitality and viability of the wider retail area. The proposals will also see extended opening hours of the Royal Arcade from 6pm until 11pm which is considered to be a beneficial aspect of the application proposals which will contribute positively to the vitality and viability of the early evening economy in the city centre. The proposals will also retain the building in economic use and create a significant number of local jobs. Therefore the proposals are considered to be in accordance with the objectives of PPS4, policies SS6 and NR1 of the East of England Plan (May 2008), policies 5, 9 and 11 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies SHO10 and SHO22 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).
2. The installation of the associated plant is considered to be acceptable subject to the conditions recommended and there are not considered to be any arising detrimental impacts to the amenity of neighbouring premises by virtue of noise or odour pollution. Nor is there considered to be any detrimental impact on the character or appearance of the building or wider Conservation Area given that the proposed plant and machinery are to be positioned on the rear modern extension and behind sufficient screening so as to obscure any significant views. Therefore the proposals are considered to be in accordance with the objectives of PPS5 and PPG24, policies ENV6 and ENV7 of the East of England Plan (May 2008), policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9, HBE12, EP10 and EP22 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).
3. The proposed minor external alterations are to be on the modern 1980s extension and will not impact on the character, fabric or appearance of the Listed Building or wider Conservation Area. Therefore the proposals are considered to be in accordance with the objectives of PPS1, policies ENV6 and ENV7 of the East of England Plan (May 2008), policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9, and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).
4. The submitted Transport Assessment demonstrates that the proposed restaurant is in an accessible sustainable location, accessed by a variety of sustainable transport modes. Many of the trips to the site are expected to be linked trips by people visiting the centre for other purposes such as retail, recreation or work related business. In addition to the Travel Plan, a Travel Information Plan has been submitted within which information for both staff and visitors to the premises on alternative methods of transport to the site are provided. Subject to compliance with conditions requiring the implementation of the submitted Travel Information Plan the proposals are considered to be in accordance with the objectives of saved policy TRA12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004). It is also considered that whilst no cycle parking is provided on site, given the constraints of the site, the lack of availability of space on site for such provision to be made, and the Grade II* Listed Status,

the nearby provision of cycle parking which both staff and visitors to the site can use, is considered to be acceptable and the proposals are considered to be in accordance with saved policy TRA7 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

- (2) to approve Application No 11/01242/L, Basement and Ground Floors of 21 - 24 Royal Arcade, Part Rear Ground Floor Of 18 Royal Arcade And First And Second Floors of 18 - 24 Royal Arcade Norwich NR2 1NQ, and grant Listed Building Consent subject to the following conditions:

1. Standard time limit
2. In accordance with the plans and details.
3. Details of:
 - a) the new staircase to the basement,
 - b) details of the position, type, fixings and a specification of all internally fitted wall mounted air conditioning units;
 - c) details of any removal or upgrading of existing historic doors
 - d) details of the glazed door and screen surround to the private dining room on the first floor.;
 - e) details of any alterations to the balustrade to the private dining room on the second floor
 - f) confirmation of the exact position of the of the fireplace surrounds that are proposed to be reinstated within the second floor private dining room and in the main first floor dining room;
 - g) a schedule of any doors to be removed from the site, and/or any doors to be retained including details of proposed new positions including details of any new fixings.
 - h) confirmation of the position of the butcher's block on the site.

The development shall then be constructed in full accordance with the agreed details and retained as such in perpetuity.

4. Details of CCTV system including:
 - a) the size, and specification of all cameras;
 - b) the location of all cameras;
 - c) the location of any associated equipment;
 - d) the method of fixing of cameras and any associated equipment to the ceiling/wall.

(Reasons for approval:

1. The application does result in the loss of some relatively limited areas of historic fabric of the building, primarily at ground floor level and within the first floor ballroom area. However, it is not considered that these alterations will result in any harm to the character or significance of the building and the alterations will not prevent the original plan form of the building from being 'read'. The removal of more recent partitioning on the first floor at the Back of the Inns end of the building should more fully expose original architectural features which will be beneficial. The scheme brings a number of benefits. Firstly, the second floor will be partly brought back into beneficial use, allowing public access to existing non-public areas. At present the whole floor is disused and the area of the second floor facing Back of the Inns is in a very poor state of repair. Likewise it will be beneficial for public access to the balcony above the former ballroom to be

gained. Overall, the proposals are considered to be in accordance with the objectives of PPS1, PPS5, policies ENV6 and ENV7 of the East of England Plan (May 2008), Policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

2. The installation of the associated plant is considered to be acceptable and there is not considered to be any detrimental impact on the character or appearance of the building or wider Conservation Area given that the proposed plant and machinery are to be positioned on the rear modern extension and behind sufficient screening so as to obscure any significant views. Therefore the proposals are considered to be in accordance with the objectives of PPS5, policies ENV6 and ENV7 of the East of England Plan (May 2008), policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9, and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).
 3. The proposed minor external alterations are to be on the modern 1980s extension and will not impact on the character, fabric or appearance of the Listed Building or wider Conservation Area. Therefore the proposals are considered to be in accordance with the objectives of PPS1, policies ENV6 and ENV7 of the East of England Plan (May 2008), policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9, and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).
- (3) to approve Application No 11/01233/A, (Basement And Ground Floors Of 21 - 24 Royal Arcade, Part Rear Ground Floor Of 18 Royal Arcade And First And Second Floors Of 18 - 24 Royal Arcade Norwich NR2 1NQ), and grant Advertisement Consent subject to the following conditions:
1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 2. No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
 3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
 4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair the visual amenity.
 6. The development hereby approved shall be carried out in accordance with the plans and details as specified on this decision notice.
- (4) approve Application No 11/01232/L, basement and ground floors of 21 - 24 Royal Arcade, part rear ground floor Of 18 Royal Arcade and first and second floors of 18 - 24 Royal Arcade Norwich NR2 1NQ), and grant Listed Building Consent subject to the following conditions:
1. Standard time limit.
 2. In accordance with the plans and details as specified on this decision notice.

(Reasons for Approval: The proposed advertisements are considered acceptable by virtue of their size, position, method of fixing, illumination and design and are not considered to have a detrimental impact on the character, fabric or appearance of the Listed Building or on the appearance of the building in the street scene or wider Conservation Area. Therefore the proposals are considered to be in accordance with the objectives of PPS5 and PPG19, policies ENV6 and ENV7 of the East of England Plan (May 2008), policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).)

5. APPLICATION NO 11/01060/F LAND AND BUILDINGS REAR OF 2 DURHAM STREET, NORWICH, NR2 2ED

The senior planner (development) presented the report with the aid of slides and plans and referred to a further representation objecting to the proposal which was summarised in the supplementary report of updates to reports for consideration which was circulated at the meeting and pointed out that the issues raised were addressed in the main report.

During discussion, the senior planner and the solicitor answered members' questions.

RESOLVED to approve Application No 11/01060/F Land and Buildings Rear of 2 Durham Street, Norwich, NR2 2ED, subject to the conditions as outlined below:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission 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 the commencement of the development hereby permitted, full details of the following shall be submitted to and approved in writing with the Local Planning Authority:
 - (a) bricks;
 - (b) roof tiles;
 - (c) lintels and cills;

- (d) porch canopy;
- (e) new windows and doors,
- (f) cycle storage;
- (g) refuse storage;
- (h) boundary treatments, and;
- (i) new gate.

The development shall then be constructed in full accordance with the agreed details and retained as such in perpetuity.

4. Before the commencement of the development hereby permitted, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate the species, number and size of any new trees and shrubs at the time of their planting. The scheme shall also include full details of all hard landscaping, including surface materials and details of any railings of other boundary treatment. The scheme as approved shall be carried out prior to the first occupation of the development or such further period as the Local Planning Authority may allow in writing.
5. Prior to the first occupation of the new dwelling hereby approved, refuse and cycle storage areas shall be provided, and all boundary treatments installed and all landscaping provided in accordance with the approved details as per conditions 3 and 4 of this permission. This shall thereafter be permanently retained.
6. The development hereby approved shall be designed and built to achieve a water consumption rate of no more than 105 litres/person/day, equivalent to Level 4 of the Code for Sustainable Homes for water usage. No occupation of [any of] the dwelling[s] shall take place until a full Code for Sustainable Homes assessment which relates to that dwelling and which confirms that the development has been constructed in accordance with Level 4 for water usage has been submitted to and agreed in writing by the local planning authority. All completed water conservation measure identified shall be installed in accordance with the details as agreed and thereafter permanently retained.
7. The windows, hereby permitted, on the rear elevation of the building and serving the bathroom and on the south elevation at first floor level serving the stairwell shall be installed with obscured glazing with a degree of obscurity equivalent to Pilkington level 5. The glazing shall thereafter be retained in accordance with this detail unless otherwise agreed in writing by the Local Planning Authority.
8. Any external lighting provided shall be positioned as such to avoid light nuisance or disturbance to residents of neighbouring properties.

Informatives:

1. You are advised that the council expects the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary shall only be carried out between 7.30am and 5.30pm Monday to Friday, between 7.30am and 1.00pm Saturday and not at all on Sundays or Bank Holidays;
 - (b) The quietest available items of plant and machinery shall be used on site. Where equipment such as generators are necessary, they should be enclosed to reduce noise levels, if applicable.

- (c) Deliveries shall only be received within the hours detailed in (a) above.
 - (d) Adequate steps shall be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There shall be no burning on site;
 - (f) Only minimal security lighting shall be used outside the hours stated above;
 - (g) Building materials and machinery shall not be stored on the highway and contractors' vehicles shall be parked with care so as to not cause an obstruction or block visibility on the highway.
 - (h) Any divergence from these recommendations should be referred to the council's environmental protection team for approval.
2. The council also recommends membership of a scheme, such as the Considerate Constructors Scheme.
3. The applicant is advised that the dwelling will not be eligible for parking permits.

Reasons for Approval:

- 1) The scheme will provide a necessary new dwelling with a suitable form of design and a layout sufficient to provide adequate shared amenity space for the proposed single dwelling and the two existing flats. Subject to the conditions, improving the appearance of the site, the appearance to Durham Street, and the amenity of the local area the development is considered acceptable. This brownfield site is in a sustainable location and benefits from close proximity to a range of local shopping facilities and bus and cycle network connections to the city centre, and taken with the adequate cycle storage proposed on site, will justify the inability to provide on-site car parking. Notwithstanding the increased height of development at the site the impacts on neighbouring amenity will be small and minimised further by the appropriate use of conditions. Therefore, the scheme is considered acceptable and in accordance with PPS1, PPS3 and PPG13 policies 2, 3 and 20 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011), policy ENV7 of the East of England Plan, and saved policies HOU13, HBE12, EP22, NE9, TRA7, TRA8 and TRA9 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

6. APPLICATION NO 11/00766/RM LAND AT DOWDING ROAD, TAYLORS LANE AND DOUGLAS CLOSE, NORWICH

The senior planner (development) presented the report with the aid of slides and plans. He referred to paragraph 42 and said that the applicant had requested that members were advised that the private dwellings would be constructed to building regulations standards and that the affordable housing would be constructed to sustainable homes level 3 standard. All properties would incorporate solar panels in order to comply with JCS policy 3 and provide 10% renewable energy.

During discussion the senior planner and the planning development manager referred to the report and responded to members' questions. Measures to mitigate the loss of biodiversity could not be conditioned as such a condition would lack precision unless it specifically sought measures such as the provision of bat or bird boxes. The discussions with the applicant and the natural areas officer on the landscaping details could satisfy these concerns.

Discussion ensued on the loss of the tennis courts and members were advised that the principles of development had been dealt with when considering the outline planning permission. The tennis courts had been in private ownership and the wider site would be available to the public. There was potential to spend S106 monies on the new children's play area in Fifers Lane and the one in Fiddlewood.

RESOLVED to approve Application No 11/00766/RM, Land at Dowding Road, Taylors Lane and Douglas Close, Norwich, and grant planning permission, subject to the completion of a deed of variation to the S106 agreement to cover amendments to the definitions of 'affordable housing units' and 'Children's Playspace Contribution' and subject to the following conditions:

1. Development to be carried out in accordance with the plans submitted;
2. Compliance with the arboricultural implications assessment, method statement and tree protection plan, with the exception of storage and contractors parking areas;
3. Details of tree replacement to be provided prior to commencement;
4. Details of constructors storage areas and parking areas to be provided including details of the location of access points to them and hoarding around them;
5. The scheme for surface water drainage to be implemented in full accordance with the details submitted and soakaways to be retained in perpetuity;
6. Details of sound insulation to the rear bedrooms of plots 26-37 to be submitted. The details are to ensure internal sound levels no greater than 35dB LAeqT (45dB LAMAX) in line with World Health Organisation guidance;
7. Details of the following materials:
 - a. Bricks;
 - b. Tiles;
 - c. Render;
 - d. Porches;
 - e. Windows.
8. Development to achieve a water consumption rate of no more than 105 litres/person/day, equivalent to Level 4 of the Code for Sustainable Homes for water usage.
9. Exact details for the provision of the solar thermal panels to be submitted along with details of how these will achieve 10% of the sites predicted energy requirements from decentralised renewable or low carbon sources. Including the following information:
 - a. the estimated annual energy consumption of the development in kWh (including details for each dwelling);
 - b. the average annual energy production (in kWh) of the proposed panels per square metre, gross taking into account site characteristics such as orientation, pitch and overshadowing;
 - c. the total areas of panels proposed;

- d. plans and elevations of the proposed panel locations;
 - e. details for the projection of the panels from the roof slope;
10. Details for the ongoing maintenance of areas of the site including a plan of those areas to be managed by private occupiers, those areas to be managed by a registered provider of affordable housing and those areas to be managed by a management company.
11. Details of any external lighting to be submitted.

(Reasons for approval: The decision has been made with particular regard to policies ENG1 and ENV7 of the adopted East of England Plan (May 2008), policies 1, 2 and 3 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011), saved policies NE3, NE8, NE9, HBE12, EP16, EP18, EP20, EP22, SR12, TRA6, TRA7, TRA14 and TRA15 of the adopted City of Norwich Replacement Local Plan (November 2004), PPS1, PPS3, PPS9, PPG17, PPG24, PPS25 and other material considerations. The layout of the site has been amended in order to respond to the arboricultural constraints of the site. Whilst certain aspects of the design are not ideal with particular reference to parking, energy efficiency and certain elements of the landscape proposals, within the context of the sites constraints and the need for the proposals to generally conform to the indicative layout provided at outline stage, on balance and subject to compliance with the conditions imposed and those already imposed under the outline permission the details are considered to be acceptable.)

7. APPLICATION NO 11/00630/F - 27 MOUNT PLEASANT, NORWICH, NR2 2DH

The planner (development) presented the report with the aid of slides and plans. He pointed out that a revised plan of the extension had been provided and this was displayed to members as part of the presentation. He referred to the supplementary report on updates to reports for consideration which was circulated at the meeting. The head of planning had declared an interest in this application and therefore the report and the decision notice should be under the name of the director of regeneration and development. A further representation had been received from a resident and this was summarised in the supplementary report and was addressed in the main report.

A resident from a neighbouring property addressed the committee and outlined her objections to the proposal which included concerns about the treatment to the façades and that paragraph 24 of the report was inaccurate, and that the strip of land was part of the roadway. A sketch produced by the resident was displayed showing the different treatments of the façade.

Discussion ensued in which the planner, the planning development manager and the solicitor, responded to the issues raised by the resident and members. Members were advised that the access was a civil matter and not material to this application. The revised plan was accessible to view on the council's planning portal and it was regrettable that an earlier plan had been distributed with the papers for the meeting.

RESOLVED to approve Application No 11/00630/F – 27 Mount Pleasant, Norwich, and grant planning permission, subject to the following conditions:-

1. Standard time limit;
 2. Development shall be in accordance with the approved revised plans;
 3. (revised following the meeting) No development shall take place until details, including samples where required, of the materials to be used in the development, including bricks, roofing and external finishing materials, have been submitted to and approved in writing by the local planning authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The development shall be carried out in accordance with the materials as approved.
-
3. Obscure glazing shall be retained in the first floor bathroom window in perpetuity, to a minimum of classification 5 of Pilkington Glass.

(Reasons for approval: Subject to conditions, the proposal is considered acceptable in design terms and will not result in an adverse impact upon the residential amenity of neighbouring properties. The proposal is therefore considered acceptable and to meet the policy guidance of PPS1, PPS5, policies ENV6 and ENV7 of the East of England Plan (2008), Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), saved policies NE3, HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan 2004 and all other material considerations.

CHAIR