

Report for Resolution

Report to Planning Applications Committee
Date 18 August 2011
Report of Head of Planning Services
Subject 11/01000/F Flat 3 380 Unthank Road Norwich NR4 7QE

Item
5(6)

SUMMARY

Description:	Window replacement works (retrospective application).	
Reason for consideration at Committee:	Objection	
Recommendation:	Approve	
Ward:	Eaton	
Contact Officer:	Mrs Caroline Dodden	Planner 01603 212503
Valid Date:	8th June 2011	
Applicant:	Miss Christine Walton	
Agent:	Miss Christine Walton	

INTRODUCTION

The Site

Location and Context

1. Flat 3, 380 Unthank Road is a ground floor flat within Eaton House, formerly a single dwelling. The property is situated on the south-western corner of Unthank Road and Coach House Court.

Constraints

2. No. 380 Unthank Road is a locally listed building and falls within the Unthank and Christchurch Conservation Area.

Planning History

It is understood the property, known as Eaton House, was converted in to 11 flats in the 1960's.

861286/F – Erection of bay window at Flat 1, 380 Unthank Road. Approved April 1987

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

3. This retrospective application relates to the replacement of three windows to Flat 3, a ground floor flat, which is located in the north east part of the building. It relates to two windows on the northern elevation (fronting Unthank Road) and one window on

the south side of the front wing, which faces the rear courtyard.

Representations Received

4. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Ten letters of support from seven people and four letters of representation raising concerns have been received citing the issues as summarised in the table below.

5.

Issues Raised	Response
The windows on the roadside are satisfactorily similar to those replaced by flats 2 and 5.	Paragraph 14
The courtyard window returns an out of character horizontal metal framed window to the original Georgian aperture enhancing the external appearance of the building and the area.	Paragraphs 15 and 16
The new courtyard window is a poor match to the existing sash windows to that elevation, being different in material, size and design.	Paragraphs 15 and 16
Landlords consent (Eaton House Residents Association) has not been granted and so there has been unauthorised alteration to part of the structure to accommodate the enlarged courtyard window.	This matter is not a material planning consideration.

Consultation Responses

6. No formal comments were received, however, detailed informal advice was given by a Design and Conservation Officer and a Planning Officer regarding the replacement windows and the Design and Conservation Officer has confirmed that this advice has been adhered to by the Applicant.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS5 Planning for the Historic Environment (23 March 2010)

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 2 Promoting good design

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

HBE8 Development in Conservation Areas

HBE12 High quality of design, with special attention to height, scale, massing and

form of development

Written Ministerial Statement: 23 March 2011: Planning for Growth

Support of enterprise and sustainable development.

Draft National Planning Policy Framework July 2011

Principle of Development

Policy Considerations

7. PPS5 states that local planning authorities should take into account the particular nature and significance of a heritage asset within a local area and that it should assess of whether the proposed development makes a positive contribution to the character and local distinctiveness of the environment.
8. Local Plan Policy HBE8 provides the basis for development within Conservation Areas and recognises the need to conserve and retain the features that contribute to the character of the area and that new development should respect this character.
9. Local Plan Policy HBE12 seeks a high quality of design in all new development, to enhance the character and townscape of the City.
10. The consultation draft of the National Planning Policy Framework (NPPF) was published on 25 July 2011 and refers to the presumption in favour of sustainable development, and the need to support economic growth through the planning system. The recommendation is therefore consistent with its broad aims of promoting sustainable development although little weight should be attached to it until it is formally adopted.

Design

11. Eaton House is situated within Unthank and Christchurch Conservation Area. It is not a Listed Building but it is on the Council's List of Buildings of Local Architectural or Historic Interest.
12. It is understood that the three windows were replaced because they could not be opened and consequently could not provide ventilation or means of escape.
13. The new windows replaced metal, 'caravan' windows that were out of character in terms of design and material to the existing building. In addition, the window facing the courtyard was of a different material, size and shape than the other original sash windows on that elevation.
14. The two new timber windows facing Unthank Road have copied the design of the existing windows on this elevation and are considered to be acceptable, particularly when compared to the windows they have replaced. It is considered that the two windows enhance the visual appearance of the building and their replacement makes a positive contribution to the character of the Conservation Area.
15. The new timber window facing the rear courtyard is a new Georgian sash window. This window is considered to be less prominent as it can only be viewed from Coach House Court. The window is of the same height as the existing sash windows on this elevation, but it is slightly wider, being of 'classical' proportions and, as it is a new window, it has a trickle vent. In order to minimise structural alterations to the building the existing load bearing lintel was retained in its original position.
16. It is considered that the new courtyard window enhances the visual appearance of this rear elevation. It is clearly read as a new window on this elevation that complements the existing sash windows. As such, it is considered to make a positive contribution to the character of the wider Conservation Area.

Equality and Diversity Issues

17. There are no significant equality or diversity issues.

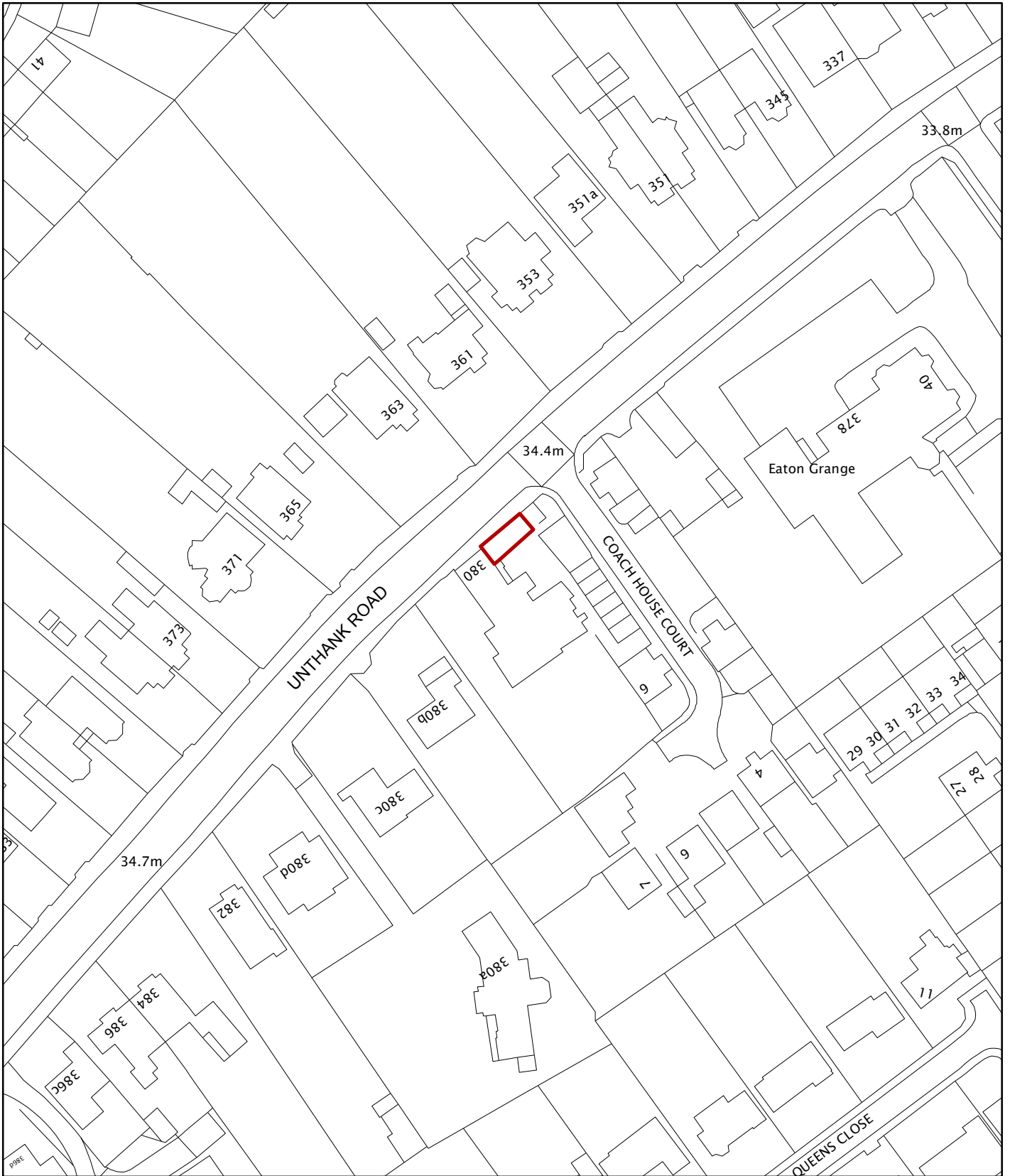
Conclusions

18. The three replacement windows are considered to visually enhance the building, particularly when compared to the windows they replaced and overall, their replacement makes a positive contribution to the character of the Unthank and Christchurch Conservation Area.

RECOMMENDATIONS

To approve Application No 11/01000/F, Flat 3, 380 Unthank Road and grant retrospective planning permission without conditions.

(Reasons for approval: The decision has been made with particular regards to saved policies HBE8, HBE12 of the City of Norwich Replacement Local Plan, Adopted Version November 2004 and policy 2 of the Joint Core Strategy. Having considered relevant policy and other material considerations, it is considered that the three replacement windows enhance the appearance of the building and make a positive contribution to the conservation area.



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Planning Application No 11/01000/F
Site Address Flat 3, 380 Unthank Road, Norwich NR4 7QE
Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES

