

## Report for Resolution

**Report to** Planning applications committee  
**Date** 21 June 2012  
**Report of** Head of planning services  
**Subject** 12/00932/F 213 King Street Norwich NR1 2BU

**Item**  
**5(4)**

### SUMMARY

<b>Description:</b>	Installation of additional roof light and window, blocking of an external doorway, creation of residential curtilage and external alterations including decking, erection of 6ft fence, railings and shed.
<b>Reason for consideration at Committee:</b>	Objection
<b>Recommendation:</b>	Approve subject to conditions
<b>Ward:</b>	Thorpe Hamlet
<b>Contact Officer:</b>	Mr Mark Brown 01603 212505
<b>Valid Date:</b>	27 April 2012
<b>Applicant:</b>	P J Livesey Country Homes (Eastern) Limited
<b>Agent:</b>	P J Livesey Country Homes (Eastern) Limited

### INTRODUCTION

#### The Site

##### Location and Context

1. The site is located on the north east side of King Street adjacent to the foot of the Novi Sad Bridge. The property in question is a grade II listed building situated within the City Centre Conservation Area that was originally a pair of two storey cottages. Planning permission has since been granted to convert it to a single dwelling house which includes a number of internal and external alterations. To the rear of the property, between the property and the river is Cannon Wharf which forms part of the wider Read Mills flatted development. The property is just outside flood zone 2.

##### Background

2. This application is a resubmission of application 12/00234/F. Application 12/00234/F was an almost identical application with the exception that it included a further off road parking space for the property. The application was recommended for approval but overturned and refused at the committee meeting of 19 April for the following reasons:
  - .2.1. The site is located in an accessible location within Norwich City Centre with good access to non-car modes of transport. The car parking numbers proposed exceeds the maximum parking levels for a property of this size within the City Centre and the proposal is therefore contrary to saved policy TRA6 of the adopted City of Norwich Replacement Local Plan and the objectives of paragraph 39 of the National Planning Policy

Framework.

3. This resubmission has amended the proposal to remove the proposed additional parking space. All other aspects of the proposal remain the same.

### **Planning History**

4. 08/00155/F – Conversion and extension of the building to provide 1 No. 2 Bedroom detached house – application withdrawn 24 April 2008.
5. 08/00156/L – Partial demolition and rebuild with small extension – application withdrawn 16 April 2008.
6. 08/00485/F – Demolition of existing extension and rebuild of new larger extension – application approved 04 July 2008.
7. 08/00486/L – Demolition of existing extension and rebuild of larger extension, rebuild of one corner of main house – application approved 04 July 2008.
8. 10/01534/L – Refurbishment of existing cottage including enlargement of two existing openings, removal of one chimney and rebuilding of one corner of main house – application cancelled 27 September 2010.
9. 10/01622/L – External and internal alterations to form one dwellinghouse (Building B3) including enlargement of two existing openings, removal of one chimney and rebuilding of one corner of main house – application approved 28 October 2010.
10. 10/01623/F – External alterations to form one dwellinghouse (Building B3) including enlargement of two existing openings – application approved 28 October 2010.
11. 11/01945/MA – Minor Material Amendment through variation of Conditions 2: of previous planning permission (10/01623/F), 'External alterations to form one dwellinghouse (Building B3) including enlargement of two existing openings.' to allow changes to the approved drawings to provide new shed in garden; new kitchen window; new roof light in bathroom; blocking up of external doorway, provision of additional car parking space and new timber deck and fencing – application cancelled 07 February 2012.
12. 11/02187/F – Installation of rooflight and additional window, blocking of an external doorway , external amendments including decking, erection of 6ft fence and shed plus additional parking space – application cancelled 23 January 2012.
13. 11/02188/L – Installation of rooflight and additional window, blocking of an external doorway – application approved 06 February 2012.

### **Equality and Diversity Issues**

14. There are no significant equality or diversity issues.

### **The Proposal**

15. The application seeks consent for the following alterations:

- A new window which has been installed at ground floor level within the side

elevation of the property. The window and associated alterations have already been granted listed building consent under permission number 11/02188/L.

- A new rooflight which has been installed on the rear (northeast) roof slope. The rooflight has already been granted listed building consent under permission number 11/02188/L.
- One of the existing doors within the rear elevation has been bricked up with bricks to match the existing. This has been granted listed building consent under permission number 11/02188/L.
- Raised timber decking with surrounding fencing which has been erected to the northwest corner of the property.
- Erection of a small timber shed behind the wall to the west of the property to provide storage space for garden equipment. The proposed shed is around 1.6m in width, 1.96m in depth and 2m in height.
- An area of defined curtilage associated with the property surrounded by 5ft wrought iron fencing.

## Representations Received

16. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below.

17.

Issues Raised	Response
The wooden shed and timber fencing would be out of keeping with the listed building and unsightly and there is no need for shed as residents have access to a communal cycle store and bin store.	See paragraph 27.
The insertion of the rooflight and blocking up of the door are unfortunate alterations to the listed building and have already been completed..	See paragraphs 22 and 26
The parking area and railings would impede egress from the fire escape.	The parking space has been removed and the railings do not impede the fire escape route.
The railings would impede access to the grass amenity area which is for use of residents of Cannon Wharf.	See paragraph 20

## Consultation Responses

18. Local Highways Authority – No objections now that the additional parking space has been removed.

# **ASSESSMENT OF PLANNING CONSIDERATIONS**

## **Relevant Planning Policies**

### **National Planning Policy Framework**

Presumption in favour of sustainable development

Statement 4 – Promoting sustainable transport

Statement 7 – Requiring good design

Statement 12 - Conserving and enhancing the historic environment

### **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 Area

HBE9 – Listed Buildings and development affecting them

HBE12 – High quality of design

EP22 – Protection of residential amenity

TRA6 – Car Parking

### **Supplementary Planning Documents and Guidance**

City Centre Conservation Area Appraisal

## **Principle of Development**

### **Policy Considerations**

19. The main matter of principle to assess is the definition of the curtilage of the property. The application also seeks a number of alterations to the property and changes within the proposed curtilage which are considered to be acceptable in principle subject to consideration of design, impact on the conservation area and listed building and impact in terms of amenity.

20. With regard to the extended curtilage, the area in question was previously defined as a landscaped area on the wider plans for Read Mills and Cannon Wharf, which would have no doubt formed one of a number of external communal areas within the development. The proposals seek to clearly define a curtilage to the property for external amenity space. Given the relationship with 213 King Street and its ground floor windows which face onto the space it is considered unlikely that the space would have been utilised by other occupants of the development. In principle the formation of a defined curtilage is considered to be appropriate in this case and subject to details could enhance the setting of the listed building.

21. Concern has been raised over the security of the shed, whilst clearly not as secure as a permanent structure it would not be considered reasonable to refuse permission for a shed out of a matter of principle. It is also relevant to note that sheds in residential curtilage normally do not require planning permission, consent is only required in this case due to its location in a conservation area.

22. Under the previous application a neighbour suggested usage restrictions be placed on the shed. The shed is proposed to be ancillary to the domestic use of the

cottage. Any change in use away from domestic use would require planning permission. It is not considered that there would be any justified reason in planning terms to restrict certain types of domestic use of the shed. although there is a communal cycle store available the addition of a private shed within the curtilage that is suitable for cycle storage would encourage cycle use by the future resident and also provide other storage space for other goods.

### **Impact on Listed Building and Wider Conservation Area**

23. With regard to the design of the proposals and impact on the listed building and conservation area, each of the proposals has been assessed below.
24. The new window – this has already been installed and listed building consent obtained for the works. It was originally built using a poor choice of brick and cement pointing; however has been rebuilt using a more appropriate choice of brick and lime mortar to match existing repairs. Due to the height and size of the new opening it is not overly visible from King Street and it is not considered that it has a detrimental impact upon the character of the listed building or surrounding conservation area.
25. The new rooflight – again this has already been installed and listed building consent obtained for its insertion. This was proposed as an alternative to a further window in the side elevation. Because the houses are relatively simple in nature it is important that the simplicity is retained. All of the new openings are at ground floor height and are not visible when viewing the elevation from the King Street (as opposed to Novi Sad Bridge). Another opening would result in the further accretion of modern openings in the elevation to the extent that modern openings would start to become the main feature of the elevation and it would become less apparent that this side of the building once abutted other buildings and was part of a continuous street elevation and malthouse yard complex. The conservation rooflight is flush fitting and would not involve the loss of any historic fabric as the roof has been constructed in new materials it is therefore not considered to be detrimental to the character of the listed building or surrounding conservation area.
26. Bricking up of the existing opening – the choice of bricks used is considered to be acceptable and matches the existing alterations at the property. The brickwork is set back slightly and the soldier course above the door has remained which shows that there was originally a door opening there. As such it is not considered that the alteration has a detrimental impact upon the overall character of the listed building.
27. Timber decking and shed – it is considered that the proposed decking, fencing and shed would have a fairly suburban appearance which is not ideal in this context. Certainly a more substantial brick built structure would be preferable. Currently the decking and fencing does stand out in the context of the listed building behind. However, given the relatively small area of the fencing and location of the shed both of which will be partly obscured from King Street by the existing brick wall (albeit not from Novi Sad Bridge) it is considered that subject to the fencing and proposed shed being painted in an appropriate colour (i.e. black or dark green for example) they would not have a detrimental impact on the listed building or conservation area.
28. Railings - following negotiations with the applicant boundary treatments have been amended to 5ft high (1.5m) railings around the curtilage. Subject to further details

of the proposed fencing this is considered to be acceptable.

29. Hard standing – hard standing for a car parking space had already been installed and this aspect was retrospective under the previous application. This has been withdrawn from the current proposals and it is therefore recommended that a condition be imposed requiring the removal of the hard standing within 3 months of the date of permission.

## **Landscaping**

30. The area around the property has already been laid to lawn. Further soft landscaping in the form of hedging has been indicated on the proposed site plan. Design and conservation section have requested that hedging is not planted immediately adjacent to the dwelling. Hedging adjacent to and inside the boundary railings is considered appropriate. Hedging has been indicated along the line of railings to the northeast of the site however it is also considered appropriate for hedging to be provided along the line of railings to the northwest to provide a soft landscape buffer, enhance the appearance of the site and enhance the amenity given the curtilage of the dwelling. It is considered that these matters can be resolved via condition requiring further details notwithstanding the information that has been submitted.

## **Amenity**

31. With regard to the amenity of future residents of 213 King Street the proposals are considered to be an improvement.
32. The main implication in terms of neighbour amenity is potential for overlooking from the roof light to a neighbouring flat at Cannon Wharf (situated at a higher level). The rooflight in question is to a first floor bathroom and the base of the glazing is located approximately 2.2m above floor level. Views out of the window will look up towards balconies at Cannon Wharf. It is understood that the roof light has now been fitted with obscure glazing or film, in any case this should form a condition of any permission.

## **Conclusions**

33. The proposals involve a number of external alterations to 213 King Street and changes to the properties curtilage, these are considered to be acceptable in principle and subject to the conditions imposed would not have a negative impact on the character or appearance of the conservation area or the significance of the listed building. It is not considered that the proposals would have any significant detrimental impact on the amenities of neighbouring properties. The reason for refusal of the earlier application referred to in para 2 has been overcome.

## **RECOMMENDATIONS**

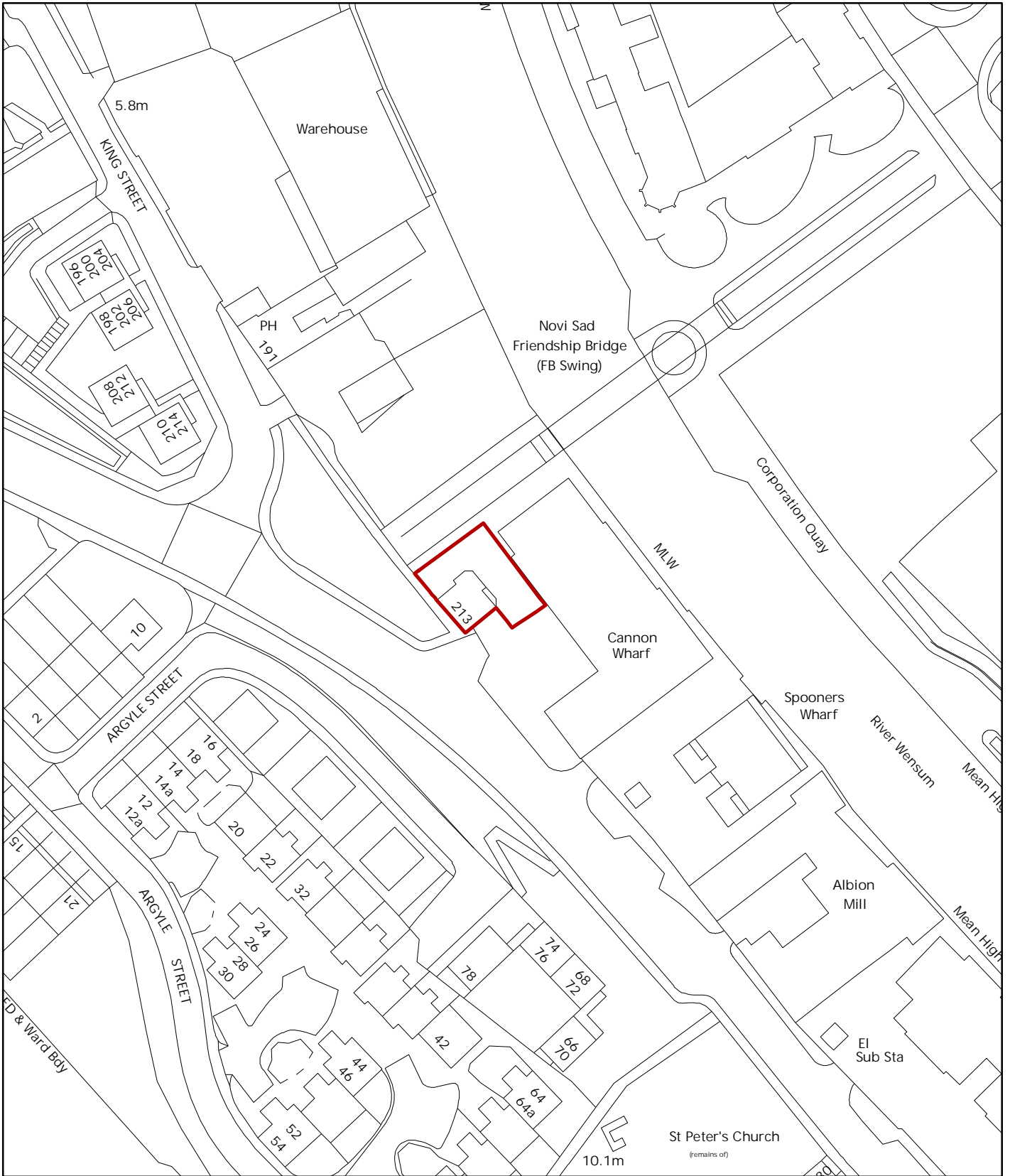
To approve Application No (12/00932/F 213 King Street Norwich NR1 2BU) and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. Development in accordance with approved plans;
3. Shed, fencing, decking sides and base to be stained, coloured or painted in a dark green, dark brown or black unless otherwise agreed in writing with the local planning authority;
4. Large scale plans and/or manufactures details of the proposed wrought iron

- railings and gates;
5. Notwithstanding information submitted, details of hedging to be submitted, to include species, numbers and location of new hedge planting and a timetable for provision;
  6. Hard standing parking area to be removed and re-laid to grass or soft landscaping within three months of the date of permission and no car parking within the curtilage;
  7. Roof light to be fitted with obscure glazing or film within three months of the date of permission.

(Reasons for approval: The decision has been made with particular regard to policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk, saved policies HBE8, HBE9, HBE12, EP22 and TRA6 of the adopted City of Norwich Replacement Local Plan, the National Planning Policy Framework and other material considerations.

The proposals involve a number of external alterations to 213 King Street and changes to the properties curtilage, these are considered to be acceptable in principle and subject to the conditions imposed would not have a negative impact on the character or appearance of the conservation area or the significance of the listed building. It is not considered that the proposals would have any significant detrimental impact on the amenities of neighbouring properties.)



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Planning Application No 12/00932/F  
 Site Address 213 King Street  
 Scale 1:1,000



**NORWICH**  
 City Council

**PLANNING SERVICES**





# River Wensum

## Cannon Wharf

Means of  
Escape  
Staircase

Balcony above  
greyed out for clarity

Minimum 3m wide maintenance  
strip to be kept clear

5ft hg wrought iron fence to plot  
boundary, to match existing  
perimeter fencing, planting strip  
to inside. Gate to footpath to  
Entrance door.  
500mm Planting strip using  
Evergreen Perennials & Ground  
Cover Shrubs.

6ft high  
treated  
horizontal  
boarded  
timber  
fence

Steps up  
onto  
decking.

Velux Roof Light  
Privacy Film on Inside

Timber  
Shed

Raised  
timber  
decking

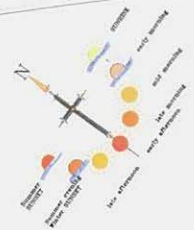
B3 Building  
213 King Street

Fire escape route

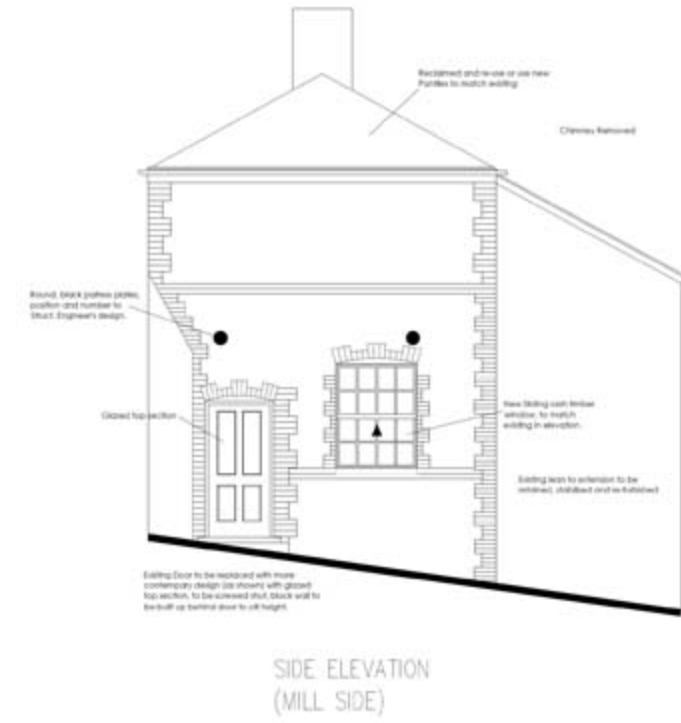
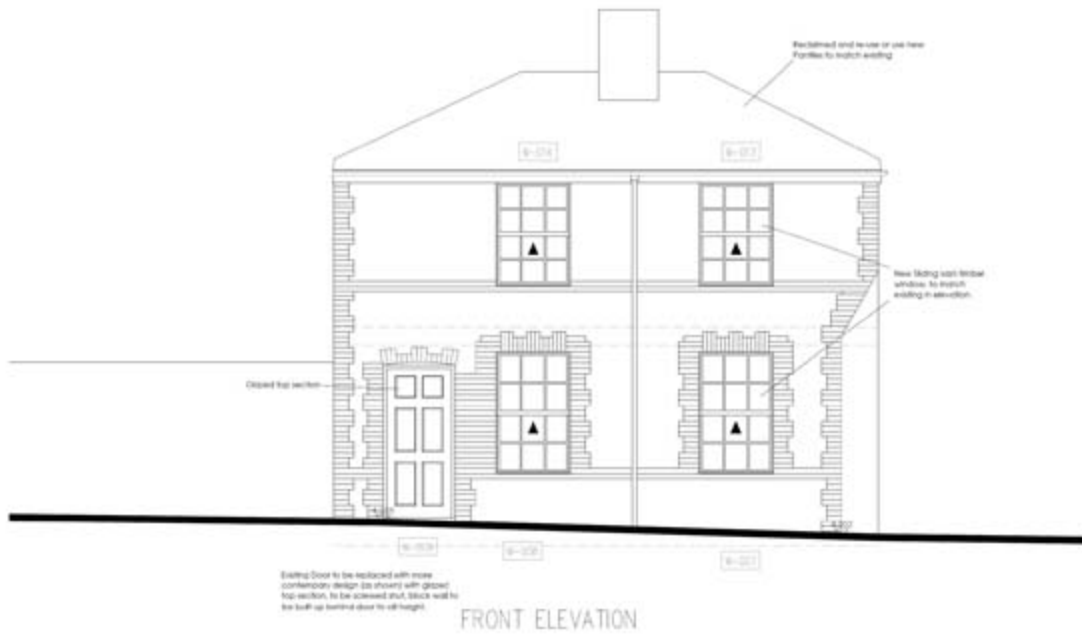
Fire escape route

213 King Street  
Parking Bay

500mm  
Planting strip  
using  
Evergreen  
Perennials &  
Ground Cover  
Shrubs.



# King Street



GENERAL  
Main Roof  
Windows :  
Gutters &

### First Floor Plan

