

Report for Resolution

Report to Planning Applications Committee
Date 18 August 2011
Report of Head of Planning Services
Subject 10/01496/ET All at Scotts Yard And 113-121 Ber Street
10/01620/C, 10/01619/L

Item
5(5)

SUMMARY

Description
(10/01496/ET) : Extension of time period for commencement of development for previous planning permission 07/00456/F ' Demolition of 113-119 Ber Street and building at rear of Scotts Yard; erection of three storey buildings fronting Ber Street comprising eleven residential units (3 No. two bed houses and 8 No. one bed flats), two live/work units and one retail unit (class A2/A1); erection of two storey building between Scotts Yard and Jolly Butchers Yard comprising two flats (2 No. one bed); conversion and extension to 121 Ber Street to provide live/work unit or offices (Class B1); new vehicle access off Ber Street and improvements to Scotts Yard. (Revised Scheme)'.
(10/01620/C): Extension of time period for commencement of previous Conservation Area Consent 07/00648/C 'Demolition of non-listed buildings'.
(10/01619/L): Extension of time period for commencement of previous Listed Building Consent 07/00457/L 'Conversion and extension to 121 Ber Street to provide live/work unit or offices (Class B1)'.
Reason for consideration at Committee: Objection
Recommendation: Approved
Ward: Mancroft
Contact Officer: Gary Howe Team Leader (Inner Area) 01603 212507
Valid Date: 5th February 2011
Applicant: Mr R Pearson
Agent: Mr Stephen Tring

INTRODUCTION

The Site

Location and Context

1. These applications relate to a site on the south-west side of Ber Street, between Jolly Butchers Yard and No. 103 Ber Street (Trinity Stained Glass). Part of the rear boundary of the site abuts Notre Dame High School playing area. Number 121 Ber Street forms part of a Listed Building, grade II. The site also abuts 103 Ber Street

which is a Listed Building, grade II. The whole site is within the City Centre Conservation Area.

2. The site is within the Ber Street character area of the City Centre Conservation Area Appraisal and the Ber Street frontage is seen as an overall positive frontage in the street scene.

Constraints

- 103 and 121 Ber Street are grade II Listed Buildings
- City Centre Conservation Area

Planning History

3. The existing building on the main site (113-119 Ber Street) was constructed in the 1970's and is a two-storey brick built range with utilitarian workshop buildings attached at the rear. It was last used as a hi-fi centre with storage but has been vacant for some time with only short term lets. No. 121 Ber Street has been used as a shop with living accommodation above. No. 6 Scotts Yard is a cottage at the rear of No.121 Ber Street and to the rear is a 1960's built, warehouse with a flat roof.
4. The following permissions and consents were granted in 2008 although no development has commenced:- **07/00456/F** - Demolition of 113-119 Ber Street and building at rear of Scotts Yard; erection of three-storey buildings fronting Ber Street comprising eleven residential units (3 x two bed houses _ 8 x one bed flats) two live/work units and one retail unit (class A2/A1); erection of two-storey building between Scotts Yard and Jolly Butchers Yard comprising two flats (2 x one bed); conversion and extension to 121 Ber Street to provide live/work unit or offices (Class B1); new vehicle access off Ber Street and improvements to Scotts Yard. (Approved - 29/07/2008)
5. **07/00457/L** - Conversion and extension to 121 Ber Street to provide live/work unit or offices (Class B1).(Approved - 10/06/2008)
6. **07/00648/C** - Demolition of non-listed buildings. (Approved - 04/06/2008)

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

7. These proposals involve the following:-
 - Demolition of 113-119 Ber Street and building at rear of No. 6 Scotts Yard;
 - Erection of three-storey buildings fronting Ber Street comprising shop, two live/work units and four 1 bed flats;
 - Erection of two courtyard rear ranges comprising three houses and three flats;
 - Erection of two-storey range at rear of No. 6 Scotts Yard comprising two flats;
 - Conversion and extension of 121 Ber Street to provide live/work unit or offices;
 - Five covered car parking spaces, cycle parking and refuse storage;
 - New vehicle access off Ber Street and improvements to Scotts Yard.

Representations Received

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. One letter of representation has been received citing the issues as summarised in the table below.

| Issues Raised | Response |
|---|---|
| Concern that access is maintained via Scotts Yard to flat 1 Jolly Butchers Yard and to Jolly Butchers workshop. | Scotts Yard is an adopted highway and access will therefore be maintained. Vehicle access is however limited by the existing tight turn at the end of the yard. |
| Concern to ensure that exterior maintenance of the flat can be achieved. | As above. |
| Need to maintain emergency access via Scotts Yard as Jolly Butchers Yard has a height limit for vehicles | As above. |

Consultation Responses

Norfolk Landscape Archaeology:

Require conditions seeking a prior archaeological evaluation before work commences on site. This may lead to the need for an excavation. (see condition 11)

Environment Agency:

Contaminated Land – Based on the information provided, we would agree with the recommendation for a “Phase 1 Environmental Review” to be undertaken for the site as indicated in the report. We therefore recommend that conditions are appended to any planning permission granted. (see conditions 12 and 13)

Foul Drainage – Anglian Water to be consulted. (Informative to be included with decision notice)

Pollution Control – Site is within Source Protection Zone II of the Environment Agency’s groundwater protection policy. This means that any pollutants entering the groundwater below this site could contaminate the public water drinking supply and be abstracted within 400 days. It is therefore important that controlled waters, in particular surface and groundwaters are not polluted. Only clean, uncontaminated surface water should be discharged to any soakaways, watercourse or surface water sewer. Under the Water Resources Act 1991, it is an offence to pollute surface or groundwater. (Informative to be included with decision notice)

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 - Delivering Sustainable Development

PPS1 Supplement – Planning for Climate Change

PPS3 – Housing

PPS4 – Planning for Sustainable Economic Growth
PPS5 - Planning for the Historic Environment
PPG13 – Transport (Jan 2011)

**Relevant policies of the adopted East of England Plan Regional Spatial Strategy
2008**

ENV6 - The Historic Environment
ENV7 - Quality in the Built Environment
ENG1 – Carbon Dioxide Emissions and Energy Performance
WM6 - Waste Management in Development

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

Policy 1 – Addressing Climate Change and Protecting Environmental Assets
Policy 2 – Promoting Good Design
Policy 3 – Energy and Water
Policy 4 – Housing Delivery
Policy 20 - Implementation

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

HBE3 – Area of Main Archaeological Interest
HBE 8 – Development in Conservation Areas
HBE9 – Listed Buildings and developments affecting them
HBE12 – High Quality of Design
EP2 – Ground conditions
EP18 – Energy Efficiency
HOU2 – Housing in mix of uses on all appropriate City Centre sites.
HOU6 – Requirements of housing developments.
HOU13 –Proposals for housing development on unidentified sites.
NE9 – Comprehensive Landscaping Scheme and Tree Planting
TRA6- Parking provision
TRA7 – Cycle Parking provision
TRA9 – Car Free Housing

Supplementary Planning Documents and Guidance

Energy Efficiency and Renewable Energy (Adopted December 2006)
Transport Contributions (January 2006)
City Centre Conservation Area Appraisal (September 2007)

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

Proposal

9. The proposal seeks an extension of time for the previous planning permission (App. No. 07/00456/F) for the demolition of 113-119 Ber Street and building at rear of Scotts Yard; erection of three storey buildings fronting Ber Street comprising eleven residential units (3 No. two bed houses and 8 No. one bed flats), two live/work units and one retail unit (class A2/A1); erection of two storey building between Scotts Yard and Jolly Butchers Yard comprising two flats (2 No. one bed); conversion and extension to 121 Ber Street to provide live/work unit or offices (Class B1); new vehicle access off Ber Street and improvements to Scotts Yard which was granted on 29 July 2008 subject to a S106 agreement.
10. Also sought is an extension of time for the associated Listed Building and Conservation area Consents (App. Nos. 07/00457/L and 07/00648/C).
11. The Committee report relating to the previous permission and consents is attached at appendix 1.

Assessment

12. Given the assessment carried out under the previous committee report in 2007, this report will focus on an assessment against new policy.
13. The East of England Plan was introduced in May 2008 and for the time being remains part of the Development Plan. Its policies are therefore relevant. In relation to ENV6 and ENV7 of the East of England Plan, the previous proposals were considered to enhance the townscape of Ber Street and the contemporary design was welcomed. There is therefore no reason to consider that this has changed. With reference to policy WM6 of the East of England Plan the proposals provide for the necessary bin storage for the development. The main policy which has implications for the development is policy ENG1 of the East of England Plan which requires 10% of the sites energy from decentralised renewable or low carbon sources. A further energy statement has been submitted with the application to satisfy this policy.
14. PPS5 has subsequently been introduced and supersedes PPG15 and 16. The proposals were not considered to have any detrimental impact on heritage assets (the conservation area and the listed building) at the time of the previous approval in 2008 and it is not considered that the policies of PPS5 materially affect this conclusion.
15. In relation to the Joint Core Strategy which came into effect on 24th March 2011, the main policies (or parts of policies) which would influence the proposals are:
 - Affordable housing (Policy 4) which based on 13 dwellings would be triggered at 30%; and
 - Energy and Water efficiency (policy 3) energy efficiency which is based on 10 or more dwellings requiring at least 10% of the expected energy requirements to come from sustainable energy sources and the water efficiency which requires all new housing to achieve Code for Sustainable Homes level 4.
16. In terms of affordable housing and the more onerous requirements of the Joint Core Strategy, clearly a decision has to be made as to whether to implement this policy

in this instance.

17. Some members may recall that a report on Implementation of JCS policies 'Update on the Joint Core Strategy and the proposed approach to transitional implementation of policies' was considered by Sustainable Development Panel on 17th February 2010. It was recommended that although the policies in the Joint Core Strategy would become material considerations upon its adoption, the Council would be entitled to take a pragmatic approach during the transition to the full implementation of the new policy framework.
18. As a result officers identified those pending applications which it was considered ought to be considered with more flexibility given the length of time from the date of submission and the assertion that they might have reasonably been favourably determined before the Joint Core Strategy was adopted. This proposal was one of only six applications with similar historical circumstances. It was however considered that only a 1 year timescale should be applied for the applicant to implement the permission.
19. These proposals were submitted in good time (9th August 2010) for a decision to be made prior to the adoption of the Joint Core Strategy but the full application was not immediately validated due to the uncertainty of the status of policy ENG1 of the East of England Plan (as it was at one time thought to have been removed from being part of the Development Plan) and for the lack of any validation commitment towards financing the necessary 'Deed of Variation' needed to modify the previously signed Section 106 Agreement. In the meantime there was a considerable delay in bringing the application forward for consideration due to the pressure of work brought about by other Council priorities. Therefore in this instance it is considered reasonable to not seek to implement this policy in this instance.
20. With regard to the energy policies (as detailed above), details have been submitted to seek to comply with policy ENG1 for 10% of the sites energy from decentralised renewable or low carbon sources. As has also been mentioned, the Joint Core Strategy imposes further requirements to: a) to exceed 10% where feasible and viable and b) to require code level 4 for water.
21. The scheme has been updated to ensure compliance with ENG1 and policy 3 of the JCS. The new energy efficiency statement provided details for achieving a 13% site wide reduction of carbon emissions using low and zero carbon technologies. This is proposed by in particular the use of solar thermal collectors to heat hot water and solar photovoltaic panels to supplement grid supplied electricity to the residential and retail units.

Planning Obligations

Transport Improvements

22. As with the original application, the scheme would continue to attract a commuted payment towards transportation improvements under policy TRA11 of the Replacement Local Plan. This is set out in the Section 106 Agreement associated with the earlier planning permission. A Deed of Variation would be needed to make sure that this obligation is linked to any new planning permission.
23. There would also continue to be a need for costs towards alterations of the Traffic Regulation Order.

Conclusions

24. As has been mentioned, the assessment carried out under the previous Planning Applications Committee report on 25th October 2007, was comprehensive and was accepted. This report has focused on an assessment against new policy.
25. Given the circumstances it is considered that it would be appropriate in this instance to not apply policy 4 of the Joint Core Strategy but to limit the extension of time to 1 year to allow the applicant a window of opportunity to implement the previously approved scheme. If implementation does not take place in this timescale any new planning application for the site will need to fully take account of all relevant development plan policies.
26. With regard to energy and water, the applicant has demonstrated that policy ENG1 of the East of England Plan and policy 3 of the Joint Core Strategy can be complied with.
27. It is therefore considered that the applications should be approved.

RECOMMENDATIONS

To approve Application No (10/01496/ET) and grant an extension of time permission, subject to:

- (1) the completion of a satisfactory Deed of Variance to the original Section 106 Agreement by (15th September 2011) to include the provision of contributions to transportation and the cost of a TRO;
- (2) subject to the following conditions:
 1. Further 12 Months only;
 2. Samples of materials to be used;
 3. Boundary walls and fences to be erected;
 4. Prior approval of details;
 5. Garages and car parking spaces to be made available to residents prior to occupation;
 6. Landscaping planting, site treatment works;
 7. Maintenance of planting;
 8. Refuse storage facilities;
 9. Plant and machinery;
 10. Extract ventilation details;
 11. Archaeological Agreement;
 12. Contamination risks study;
 13. Contamination Remediation strategy;
 14. Ground Conditions Survey;
 15. Energy efficiency and renewable energy measures to be installed and operational prior to first occupation;
 16. Scheme to achieve Code for Sustainable Homes level 4 for water;
 17. Carried out in accordance with approved drawings.

To approve Application No (10/01620/C) and grant Conservation Area Consent, subject to the following conditions:

1. Commencement within 3 years;
2. Agreement of contractual arrangements;
3. Carried out in accordance with approved drawings.

To approve Application No (10/01619/L) and grant Listed Building Consent, subject to the following conditions:

1. Commencement of work within 3 years;
2. Details of how the new link building will be stitched into 121 Ber Street;
3. Details of how the new building will stitch into 103 Ber Street;
4. Any damage to be repaired;
5. Carried out in accordance with approved drawings.

Planning Applications Committee

25th October 2007

Section B

| | |
|-------------------------------|---|
| Agenda Number: | B |
| Section/Area: I | Inner |
| Ward: | Mancroft |
| Officer: | Mr Gary Howe |
| Valid Date: | 10th May 2007 |
| Application Number: | 07/00456/F |
| Site Address : | Scotts Yard And 113-121 Ber Street Ber Street Norwich Norfolk |
| Proposal: | Demolition of 113-119 Ber Street and building at rear of Scotts Yard; erection of three-storey buildings fronting Ber Street comprising eleven residential units (3 x two bed houses _ 8 x one bed flats) two live/work units and one retail unit (class A2/A1); erection of two-storey building between Scotts Yard and Jolly Butchers Yard comprising two flats (2 x one bed); conversion and extension to 121 Ber Street to provide live/work unit or offices (Class B1); new vehicle access off Ber Street and improvements to Scotts Yard. (Revised Scheme). |
| And Application Number | 07/00457/L |
| Proposal: | Conversion and extension to 121 Ber Street to provide live/work unit or offices (Class B1). |
| And Application Number | 07/00648/C |
| Proposal: | Demolition of non-listed buildings. |
| Applicant: | Mr. R. Pearson |
| Agent: | Mr. Stephen Tring |

THE SITE

These applications relate to a site on the south-west side of Ber Street, between Jolly Butchers Yard and No. 103 Ber Street (Trinity Stained Glass). Part of the rear boundary of the site abuts Notre Dame High School playing area. Number 121 Ber Street forms part of a Listed Building, grade II. The site also abuts 103 Ber Street which is a Listed Building, grade II. The whole site is within the City Centre Conservation Area.

PLANNING HISTORY

The existing building on the main site (113-119 Ber Street) was constructed in the 1970's and is a two-storey brick built range with utilitarian workshop buildings attached at the rear. It was last used as a hi-fi centre with storage but has been vacant for some time. No. 121 Ber Street has been used as a shop with living accommodation above. No. 6 Scotts Yard is a cottage at the rear of No. 121 Ber Street and to the rear is a 1960's built, warehouse with a flat roof.

THE PROPOSAL

These proposals involve the following:-

- Demolition of 113-119 Ber Street and building at rear of No. 6 Scotts Yard;
- Erection of three-storey buildings fronting Ber Street comprising shop, two live/work units and four 1 bed flats;
- Erection of two courtyard rear ranges comprising three houses and three flats;
- Erection of two-storey range at rear of No. 6 Scotts Yard comprising two flats;
- Conversion and extension of 121 Ber Street to provide live/work unit or offices;
- Five covered car parking spaces, cycle parking and refuse storage;
- New vehicle access off Ber Street and improvements to Scotts Yard.

CONSULTATIONS

Original Proposals

Advertised in the press, on site and adjacent occupiers notified: Three letters of objection on the following grounds:-

- concerned that the proposed closure of Scotts Yard as a public right of way means that high and wide vehicles will no longer be able to use Scotts yard as access to Jolly Butchers Yard, and also that in the event of a fire if Jolly Butchers Yard is blocked the passage way into Scotts Yard is the only exit;
- concerned that the rear window in 123 Ber Street overlooks Scotts Yard and as a result will be subject to loss of light and also smell pollution from the refuse bins to be sited below the kitchen window;
- worried that the wall to be demolished and re-built at reduced height is an integral part of the Jolly Butchers workshop and could result in a potential disturbance and loss of support to the property;
- concern that as the alleyway next to 125 Ber Street is used to access the car park at the rear of the building and is used by many of the families using the services of the mentioned property, it needs to be kept accessible and safe at all times;

- concern that the fire escape routes for the property will be reduced by the addition of the screen and gate between the alleyway and the back of Scotts Yard;
- clarification needed regarding the levels of the land from the Ber Street side of the wall to the footpath on the Notre Dame High School side;
- concern that the proposed height of the rear wall may mean that prospective residents would be disturbed by the children in the playground.

Norfolk Landscape Archaeology: If the proposals are to be approved require conditions seeking a prior archaeological evaluation before work commences on site. This may lead to the need for an excavation.

Environment Agency: Previous uses on the site have caused or have potential to cause contamination of controlled waters; Object until a site investigation has been carried out.

Anglian Water: Site can cope with up to 16 dwellings without requiring pumping of foul system; soakaways should be considered for surface water disposal; Site layout to take account of existing public foul sewer on the site; request conditions relating to drainage proposals and site layout.

Revised Proposals (23/08/07)

Advertised in the press, on site and adjacent occupiers notified: No further letters received.

Environment Agency: Have considered the report submitted by the applicants and withdraw their objection provided conditions are added to any approval relating to contamination protection (see recommendation).

PLANNING CONSIDERATIONS

Relevant Replacement Local Plan Policies:

HBE3 – Area of Main Archaeological Interest
 HBE 8 – Development in Conservation Areas
 HBE9 – Listed Buildings and developments affecting them
 HBE10 – Conservation Area – criteria re demolition and replacement
 HBE12 – High Quality of Design
 EP2 – Ground conditions
 EP18 – Maximise water conservation (SUDS)
 EP20 – Energy Efficiency
 HOU2 – Housing in mix of uses on all appropriate City Centre sites.
 HOU6 – Requirements of housing developments.
 HOU13 –Proposals for housing development on unidentified sites.
 NE9 – Comprehensive Landscaping Scheme and Tree Planting
 TRA6- Parking provision
 TRA9 – Car Free Housing

Policy Issues

The proposed uses on the site comply with Replacement Local Plan aims for the City Centre promoting mixed use development in accordance with policy HOU2 on a brownfield site and more specifically for this area (South Central Area) as set out in paragraph 12.120 of the plan. It seeks to maintain the residential character of the area whilst allowing some mixed use along Ber Street.

Ber Street has been the subject of subsidence (though mainly on the opposite side of the street) and an assessment to establish the stability of the ground is required to comply with policy EP2. This can be included in the conditions.

The applicants have submitted an Energy Efficiency Statement as required under policy EP18. The scheme takes advantage of passive solar gain (9 of the 15 units within 30% of south). They propose to use solar panels for hot water heating and achieve a high SAP rating. The applicants also propose rainwater harvesting to irrigate the communal landscaped area (policy EP16).

Urban Design and Conservation

There are no objections to the demolition of the modern existing buildings on the site which date from the 1970's. These are of no architectural or historic merit. There will be a need to condition the Conservation Area Consent so that demolition occurs only when a contract for the construction of the new development has been agreed.

The new proposals are considered to represent a considerable improvement to the Ber Street frontage. They re-instate the strong building line and scale of the adjoining 18th Century buildings whilst at the same time offering a more contemporary approach to this part of the streetscape. There will however need to be further information on window and shopfront design which can be conditioned. The proposals help to re-create the traditional courtyards that once existed in this area by creating two rear south-west ranges and reinforcing the extension of the range at the rear of 121 Ber Street. This extension is handled in a more traditional manner to complement the character of the Listed Building at 121 Ber Street. The layout has been designed so that many of the habitable rooms face south or have living rooms at the higher level.

There are no objections to creating a link on the Ber Street frontage from the new building to the listed building at 121 Ber Street, provided this is handled in a sensitive manner and this will need to be conditioned. Historic photographs confirm that the frontage has in the past been continuous. The form of the link itself respects the existing form of the listed building. Overall it is considered that the development will contribute favourably to the character of the City Centre Conservation Area and the Ber Street character appraisal.

Transportation Issues

It is welcomed that this proposal has limited on site car parking given its near centre location. This is moving towards the aim of policy TRA9 which promotes car free housing. The scheme would provide five covered car parking spaces for the fifteen

residential units. Cycle parking is provided in accordance with the guidelines in policy TRA11 although further details will be needed by condition.

Although the proposal to re-surface Scotts Yard (which is adopted highway) is welcomed the original proposal suggested that the yard would be gated off. Unless the highway is 'stopped up' this would not have been permissible. It would also prevent refuse collection. The proposal has been revised to remove this element and the associated objections from nearby occupiers concerning an alternative emergency exit from Jolly Butchers Yard. There will be a need to condition details of the re-surfacing of Scotts Yard which should as far as possible re-use the existing cobbles. (This will also need to be covered in an associated Section 278 Agreement under the Highways Act).

The scheme will attract a commuted payment for transportation under policy TRA11 and this will need to be dealt with via a voluntary Section 106 Agreement. In addition, because the proposal involves a relocated access into the site, some on-street parking will have to be relocated and the TRO altered. There will also need to be a removable bollard placed in the entrance to Scotts Yard. The applicants will need to pay for this work (as set out in policy TRA10) and it will need to be set out in a Section 106 Agreement.

Environmental Issues

Although the Environment Agency originally objected to the proposal because of concerns related to the contamination of the site from previous uses, the applicants have submitted a Sitecheck Review report which the Environment Agency have accepted. They have therefore withdrawn their objection provided conditions are added to prevent contamination of controlled waters (see recommendation).

Representations

The scheme has been amended to help mitigate some of the concerns raised in the letters of objection. In particular the revisions:-

- remove the gating of Scotts Yard;
- provide for high level windows on the boundary with Notre Dame to preserve privacy issues;
- raises the height of the rear boundary wall to give the school greater protection from potential complaints relating to the nearby playground;
- details of levels have been added to the drawings giving the school greater certainty regarding how it will affect their property.

Conclusion

Government advice in PPS3 (Housing) states that 'A key objective is that Local Planning Authorities should continue to make effective use of land by re-using land that has been previously developed. This site clearly fits this category. The proposal also rejuvenates what is described as a visually 'negative' site in the Ber Street, City Centre Conservation Area Appraisal document which was adopted in September 2007. It is hoped it will also increase the vitality of this part of Ber Street.

RECOMMENDATIONS

App. No. 07/00456/F

ACCEPT the proposals in principle and DEFER and DELEGATE the decision to the Strategic Director Regeneration and Development subject to:-

a) A Section 106 Agreement to include the following issues:-

- Transportation Contribution (£4232)
- Cost towards relocation of pay and display spaces on highway and provision of a removable bollard.

b) Conditions as follows:-

1. Commencement within three years;
2. Submission of samples of materials;
3. Details of boundary walls and fences;
4. Prior approval of further details;
 - Windows, window heads, doors, roof windows;
 - Shopfronts; verge above shopfronts, roof ridge treatment;
 - Water drainage goods, eaves
 - Solar panels, balconies;
 - Cycle parking
5. Use of car parking by residents only;
6. Details of landscaping (including the resurfacing of Scotts Yard);
7. Maintenance of landscaping;
8. Refuse storage to be provided and available for use prior to first occupation;
9. Details of plant and machinery;
10. Details of fume extraction systems;
11. No development shall take place within the site until the applicant, or their agents or successors in title, has
 - a) caused to be implemented a programme of archaeological evaluation in accordance with a first written scheme of investigation which has been submitted to and approved in writing by the local planning authority; and next
 - b) submitted the results of the archaeological evaluation to the local authority; and next

c) secured the implementation of a programme of archaeological mitigatory work in accordance with a second written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

12. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the local planning authority. The scheme shall include all of the following elements unless specifically excluded, in writing by the Local Planning Authority.

A desk study identifying:

- All previous uses
- Potential contaminants associated with those uses
- A conceptual model of the site indicating sources, pathways and receptors
- Potential unacceptable risks arising from contamination at the site.

13. If, during development, contamination not previously identified is found to be present at the site, all works shall cease (unless otherwise agreed, in writing, with the Local Planning Authority) until an addendum to the remediation strategy is submitted and approved in writing, with the Local Planning Authority, in consultation with the Environment Agency. The addendum shall detail how the newly identified contamination shall be managed.

14. All drainage proposals to be submitted to and approved by the Local Planning Authority before work on site commences. Works to be in accordance with approved plans.

15. No development to take place until such time as details of the site layout have been submitted to and approved by the Local Planning Authority.

16. Following demolition and prior to redevelopment works commencing on site,
a) further ground condition investigations shall be undertaken in accordance with a scheme to be first submitted to and approved by the Council as Local Planning Authority and;

b) the results of these ground condition investigations shall be submitted to and approved by the Council as Local Planning Authority.

17. Number 121 Ber Street to be used as a live/work unit or offices (Class A2 or B1) only.

App. No. 07/00457/L

GRANT Listed Building Consent subject to the following conditions:

1. Commencement of work within three years;
2. Details of how the new link building will be stitched into 121 Ber Street;
3. Details of how the new building will stitch into 103 Ber Street;
4. Any damage to be repaired;
5. Works restricted to those approved only;

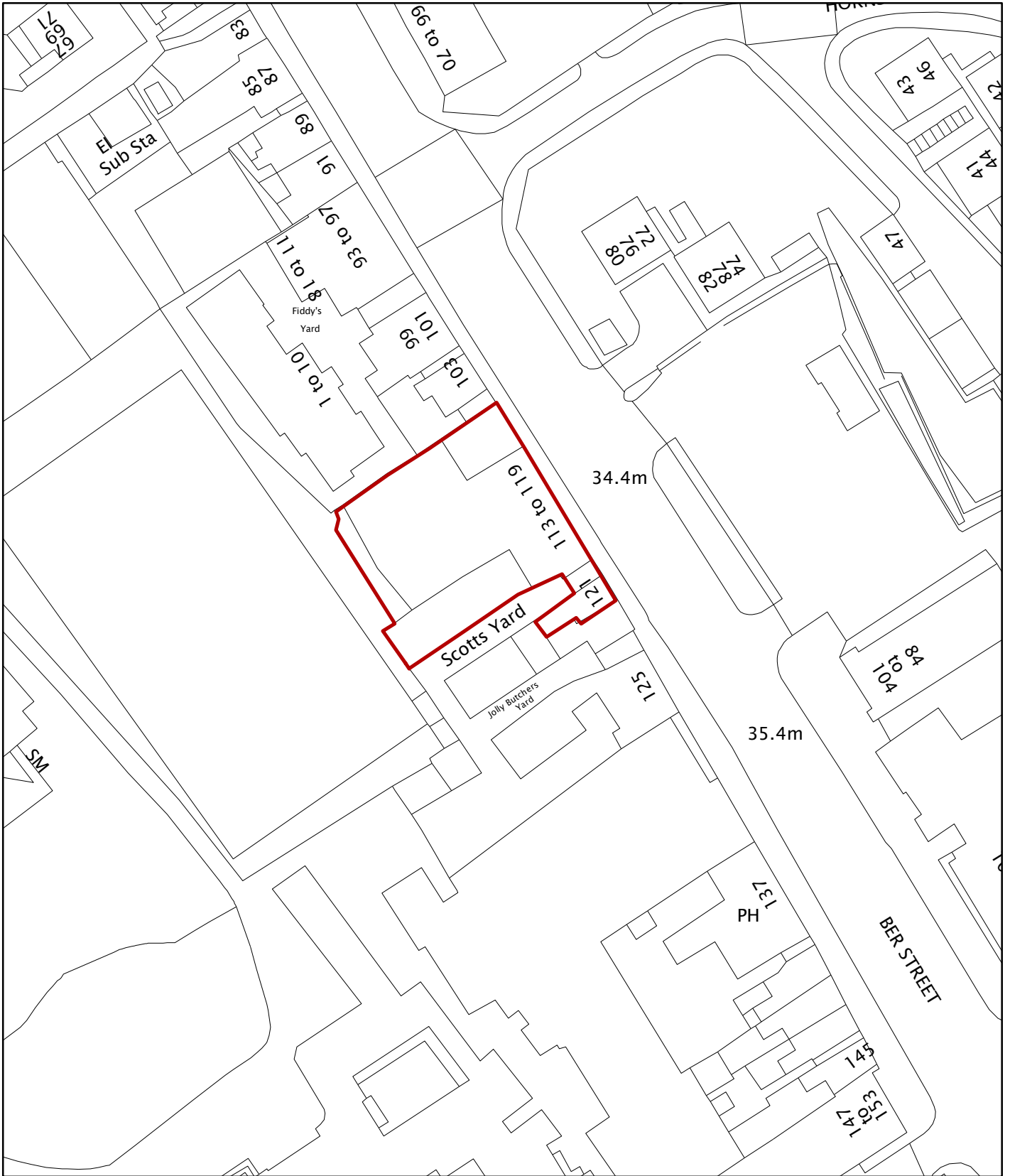
App. No. 07/00648/C

GRANT Conservation Area Consent subject to the following conditions:

1. Commencement of work within three years;
2. Agreement of contractual arrangements

Reasons for Approval

The decision to grant planning permission has been taken having regard to policies HBE3, HBE 8, HBE9, HBE10, HBE12, EP2, EP18, EP20, HOU2, HOU6, HOU13,NE9, TRA6,TRA9 of the City of Norwich Replacement Local Plan (Adopted November 2004) and all material considerations.



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Planning Application No 10/01496/ET, 10/01620/C & 10/01619/L
 Site Address Scotts Yard & 113-121 Ber Street, Norwich
 Scale 1:750



NORWICH
 City Council

PLANNING SERVICES





FRONT ELEVATION

Organisational Development
 23 AUG 2007
 Planning Reception



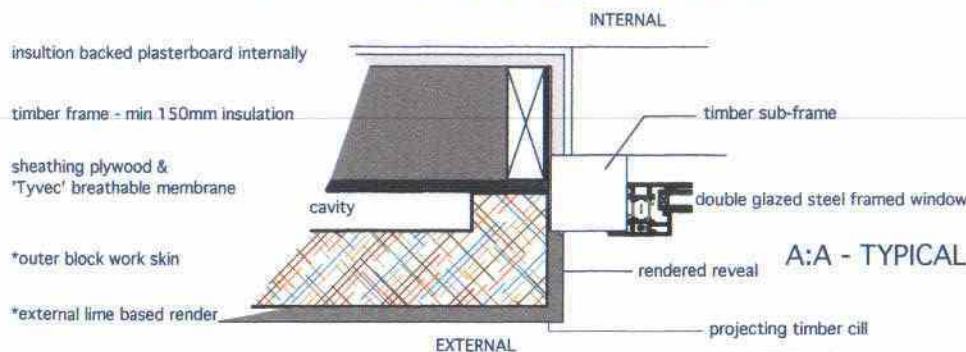
SCOTT'S YARD - SOUTH EAST ELEVATION

STEEL 'CRITTAL' TYPE WINDOWS EG BY CLEMENT
 STEEL WINDOWS OR SIMILAR



IMAGES SHOWN FOR REFERENCE PURPOSES ONLY

L OF ADJOINING
 COL PLAY GROUND

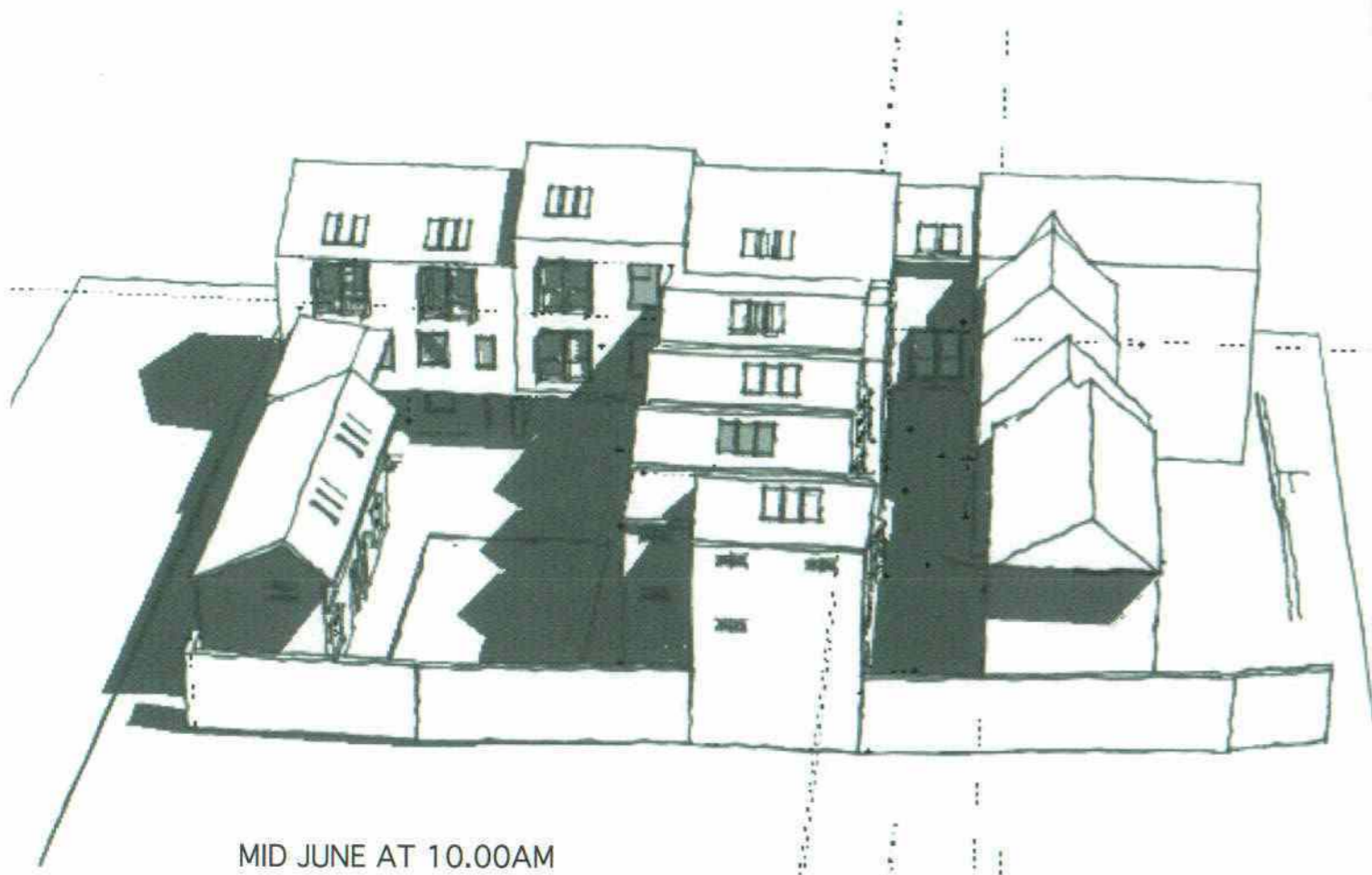


A:A - TYPICAL PLAN SECTION THROUGH REVEAL 1:10

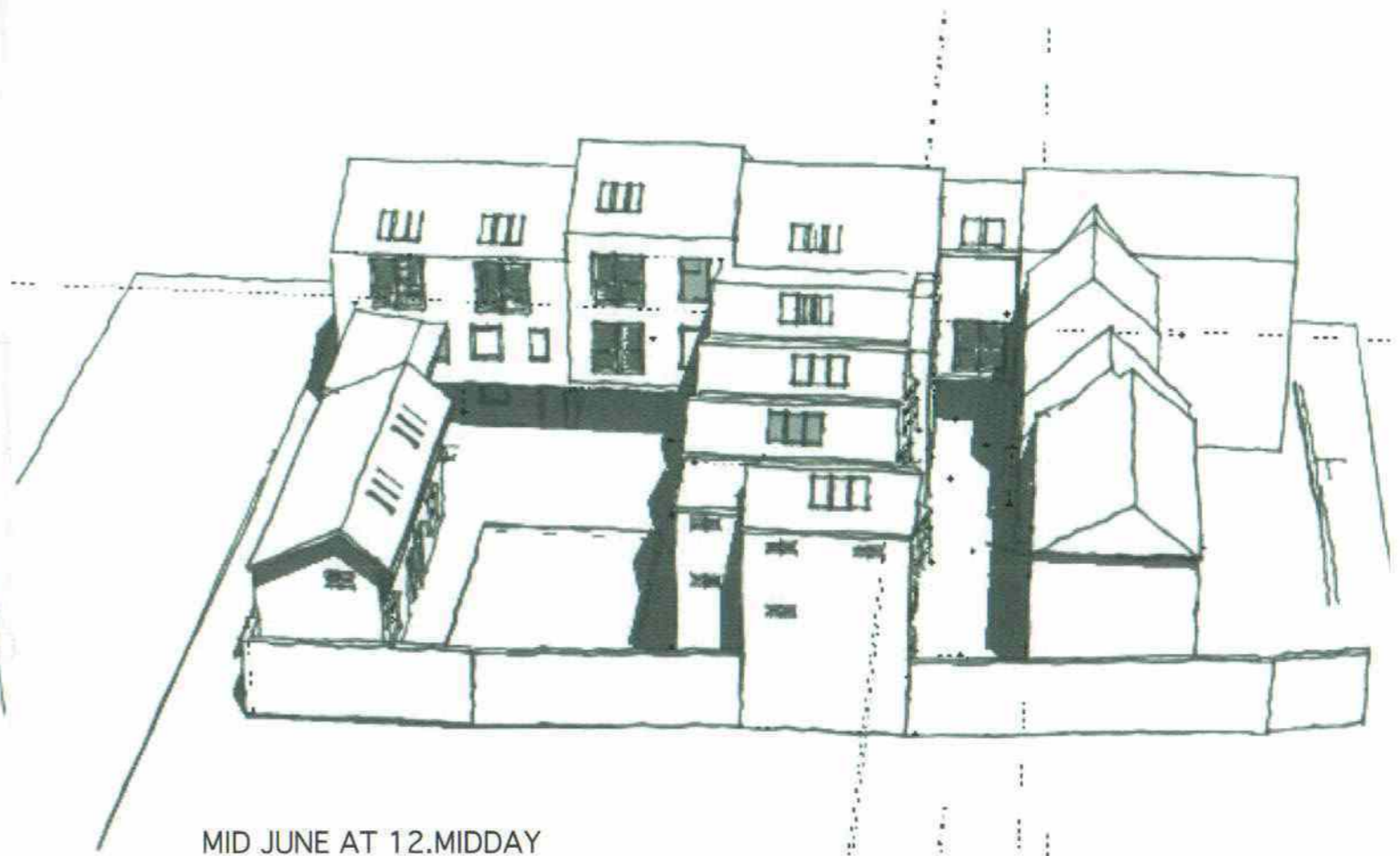
* or facing brick dependant on location

| | | | |
|--|---------------------------------|-----------------------|--------------|
| Project: 113-121 BER STREET & SCOTT'S YARD, NORWICH, NR1 3EY | Drawing: TYPICAL WINDOW DETAILS | Revisions: | |
| Client: Saxongate Properties Ltd | Scale: NTS | Dwg no: 2006/46 : P08 | Date: AUG 07 |

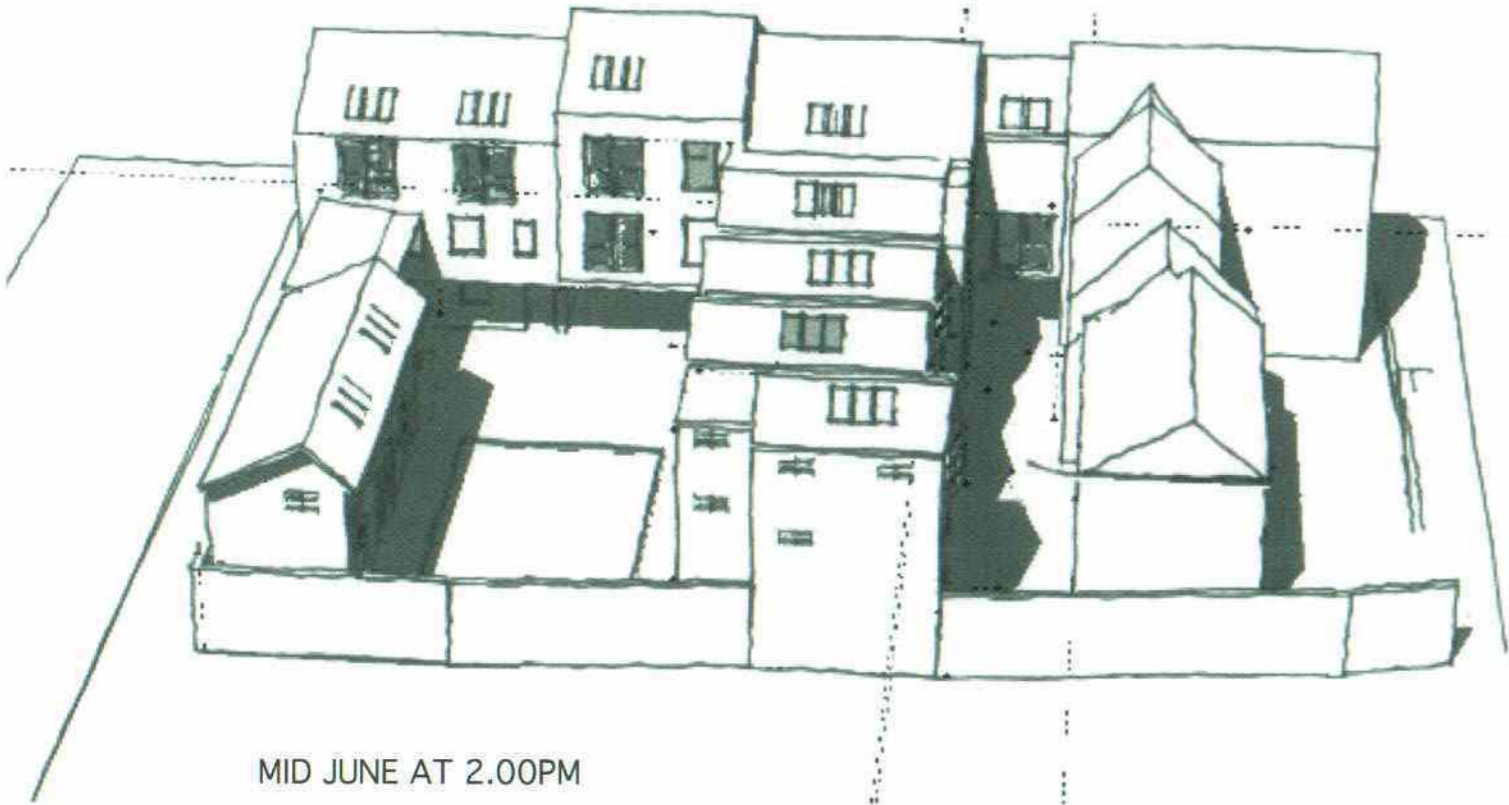
mcArthur tring architects llp
 MADDERMARKE STUDIO 7 ST JOHNS ALLEY NORWICH NR2 1DR
 telephone 01603 746 750 fax 01603 662 678
<http://www.mcarthuring.co.uk>
mail@mcarthuring.co.uk



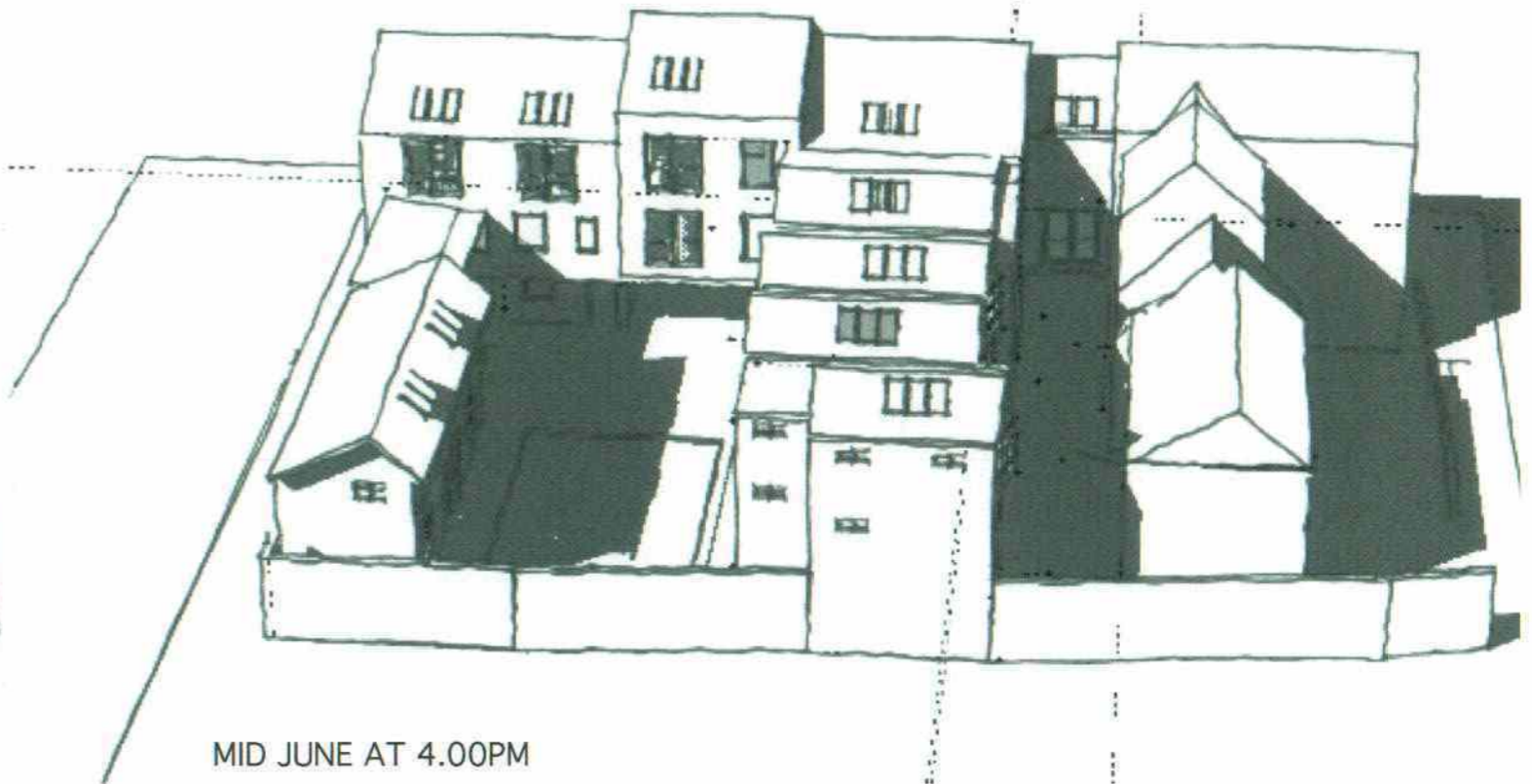
MID JUNE AT 10.00AM



MID JUNE AT 12.MIDDAY



MID JUNE AT 2.00PM



MID JUNE AT 4.00PM

Revisions.

Project: 113-121 BER STREET & SCOTTS YARD, NORWICH, NR1 3EY

Drawing: SHADOW/SUNLIGHT PATHS

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Client: Saxongate Properties Ltd

Scale: 1 : 200

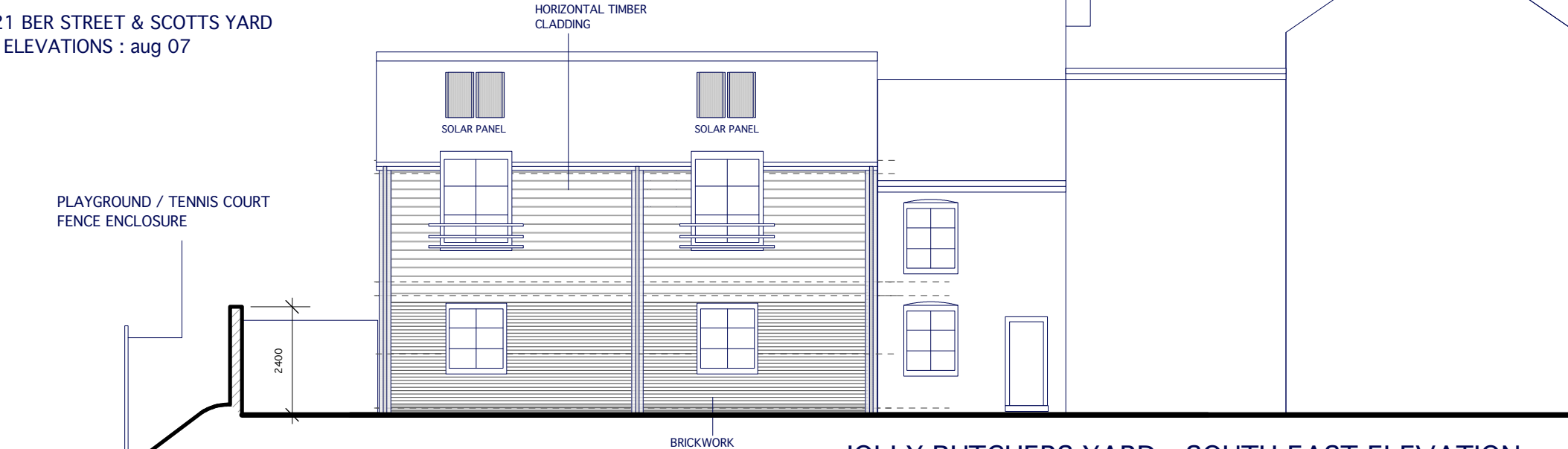
Drg no: 2006/46 : P09

Date: AUG 07

Organisational Development

23 AUG 2007

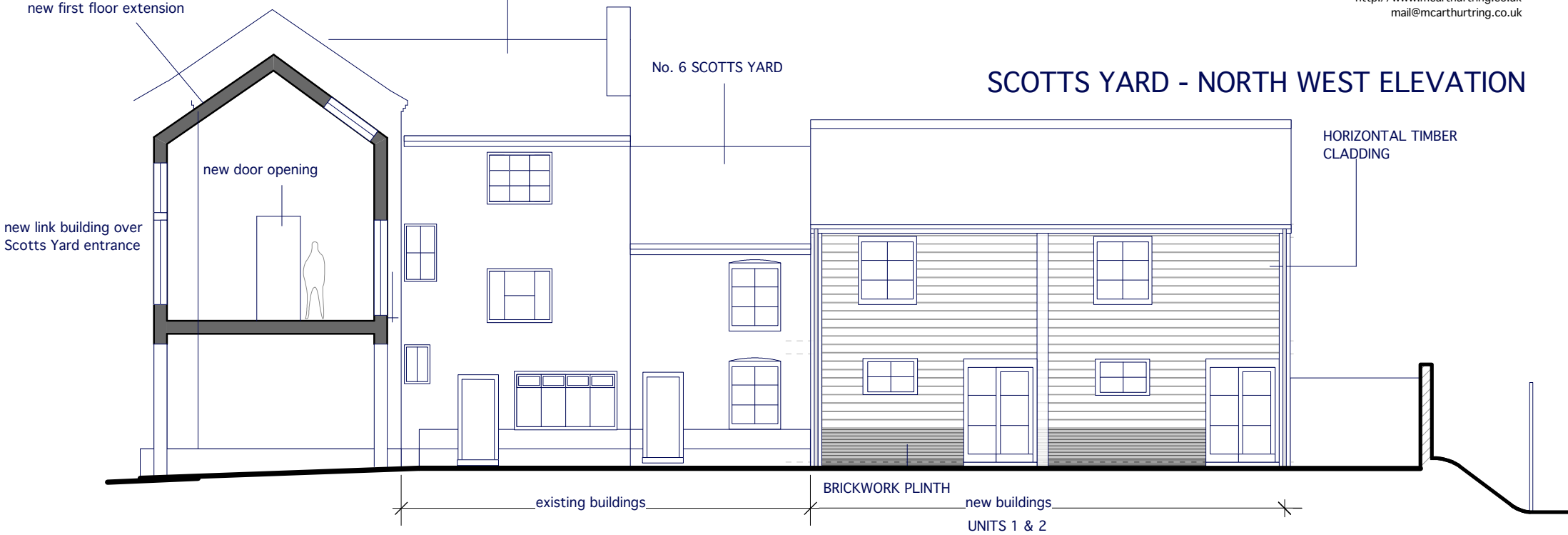
Planning Reception



JOLLY BUTCHERS YARD - SOUTH EAST ELEVATION

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external flank wall of no. 121 to be enclosed by new first floor extension
 REAR OF No. 121 BER STREET (Ground & Second) AND 123 BER STREET (First Floor)



SCOTTS YARD - NORTH WEST ELEVATION

existing buildings BRICKWORK PLINTH new buildings UNITS 1 & 2