

This item was deferred from the meeting held on 11 June 2009 in order for members of the Committee to conduct a site visit prior to determining the application.

**Planning Applications Committee
2 July 2009**

Agenda Number:	B1
Section/Area:	Inner
Ward:	Mancroft
Officer:	Sarah Platt
Valid Date:	9th April 2009
Application Number:	09/00146/F and 09/00148/L
Site Address:	100 Pottergate Norwich NR2 1EQ
Proposal:	Erection of new dormer and alteration works to attic.
Applicant:	Ms May Pettigrew
Agent:	Peter Codling Architects

THE SITE

The application site is on the south side of Pottergate and the west of Damoclese Court. The property is a Grade II Listed Building and forms part of a larger terrace. The site is within the City Centre Conservation Area and is within the St Giles Character Area of the Norwich City Centre Conservation Area Appraisal. This is a residential area with a tight urban feel as many of the residences are in close proximity to one another.

PLANNING HISTORY

4/2002/1205/L - Erection of additional dormer on rear roof slope, lining internal division wall and installation of floorboards in attic space. (Listed Building Consent Granted 16/05/2003)

4/2003/0260/F - Erection of additional dormer on rear roof slope. (Approved 16/05/2003)

08/00243/D - Condition 2: Details of joinery for previous planning permission 4/2002/1205/L "Erection of additional dormer on rear roof slope, lining internal division wall and installation of floor boards in attic space". (Approved 07/05/2008)

THE PROPOSAL

The proposal is identical to the original applications back in 2002 (4/2002/1205/L) and 2003 (4/2003/0260/F) for the erection of a new dormer and alteration works to attic. The only additional information is details of the internal and window joinery. The details of the original application were discharged within the time limit but the works were not commenced in time, hence these new applications.

CONSULTATIONS

Advertised on site and in the press. Neighbouring properties have been notified in writing.

Norwich HEART:

The development is not considered appropriate. The proposed additional dormer would break up the symmetrical pattern of dormers on the range as a whole and would ruin the symmetry of the roof line when viewed from above.

The Norwich Society:

The design is sympathetic to the building but the additional dormer window will ruin the symmetrical balance of the building as a whole as it was originally designed with 6 dormers, not 7.

3 letters of representation and one petition (10 signatories) against this development have been received citing the following reasons for objecting:

- Listed Buildings such as these should be protected from dramatic alteration such as this;
- The symmetry of the roof line will be destroyed by this development.
- The walled access to these properties is in need of repair.

PLANNING CONSIDERATIONS

Relevant National Policy:

PPG15 – Planning and the Historic Environment.

Relevant Regional Policy:

ENV6 – The Historic Environment
ENV7 – Quality in the Built Environment
Relevant Local Plan Policies:

HBE8 – Development within a Conservation Area
HBE9 - Development affecting a Listed Building
HBE12 – High Quality of Design

City Centre Conservation Area Appraisal

Introduction:

Identical applications (together with joinery details subsequently approved) were approved in May 2003 under application references 4/2002/1205/L and 4/2003/0260/F. However, the works to commence the erection of the dormer window were not started within the 5 year time limit and have now expired.

Concern is raised by an objector regarding the lack of consultation on the original 2002 applications. These issues have been addressed under these applications and advertisement and notification of neighbouring properties has been carried out in accordance with normal procedures.

Design:

Although the addition of a dormer to this building will mean an alteration, the proposed dormer is on the rear elevation and is in keeping with the character and appearance of the building. Concern has been raised by objectors regarding the dramatic alteration to the building that this proposal would allegedly bring about. However, Government advice in PPG15 under paragraph 3.13 states that 'listed buildings can sustain some degree of alteration or extension to accommodate continuing or new uses' and that 'cumulative changes reflecting the history of the use and ownership are themselves an aspect of the special interest of [the] building'.

Concern was also raised that these alterations would mean that the symmetrical nature of the roof structure of the whole terrace could no longer be read from above. From the rear, this no longer appears symmetrical due to the addition of a large 20th century extension, splitting the building into two. The original roof structure has not survived and so little damage will be made to the historic fabric of the building and the appearance of the new dormer will match that of the existing adjoining pair of dormers. It is therefore considered that the alterations will not have a detrimental impact on the building or this part of the City Centre Conservation Area.

It is evident that the building has changed significantly over the years. Photographs from the 1950s show an early two-storey wing extending from the western end of the building, almost obliterating the western-most dormer.

Photographs from the 1960s show this wing removed and the western-most dormer being much-altered and the end of the range being blind and rendered. It is not until the 1970s that the building appears to have taken its present form and therefore until relatively recently the roof form of the building was not symmetrical. Photographs of the site will form part of the presentation at Planning Committee.

Access:

The access issue referred to by an objector is not considered to be relevant to this application.

Conclusions:

It is not considered that the proposed dormer will have a detrimental impact on the fabric or character of the Listed Building. Nor is it considered that alterations will adversely impact on the visual appearance of the adjoining properties or the roof line. The terrace is not read as one block and as such the addition of this dormer will bring a new symmetry to this end of the terrace block visually improving the rear elevation appearance.

The applications are identical to previously approvals in 2003. There has been no significant change in national or local policy since that time. The City Centre Conservation Area Appraisal has been published but there is nothing in that document which could justify a change in recommendation. The proposal is recommended for approval with no conditions, as the joinery details requested under the original application and discharged under 08/00243/D, have been submitted with these new applications.

RECOMMENDATIONS

Application 09/00146/F:

APPROVE PLANNING PERMISSION subject to the following conditions:

- 1) Standard time limit

Reasons for Approval:

The installation of the proposed dormer window will not have a detrimental impact on the existing building, adjacent properties or wider conservation area. Therefore the proposals are considered to be in accordance with policy ENV7 of the East of England Plan (May 2008) and saved policies HBE8 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

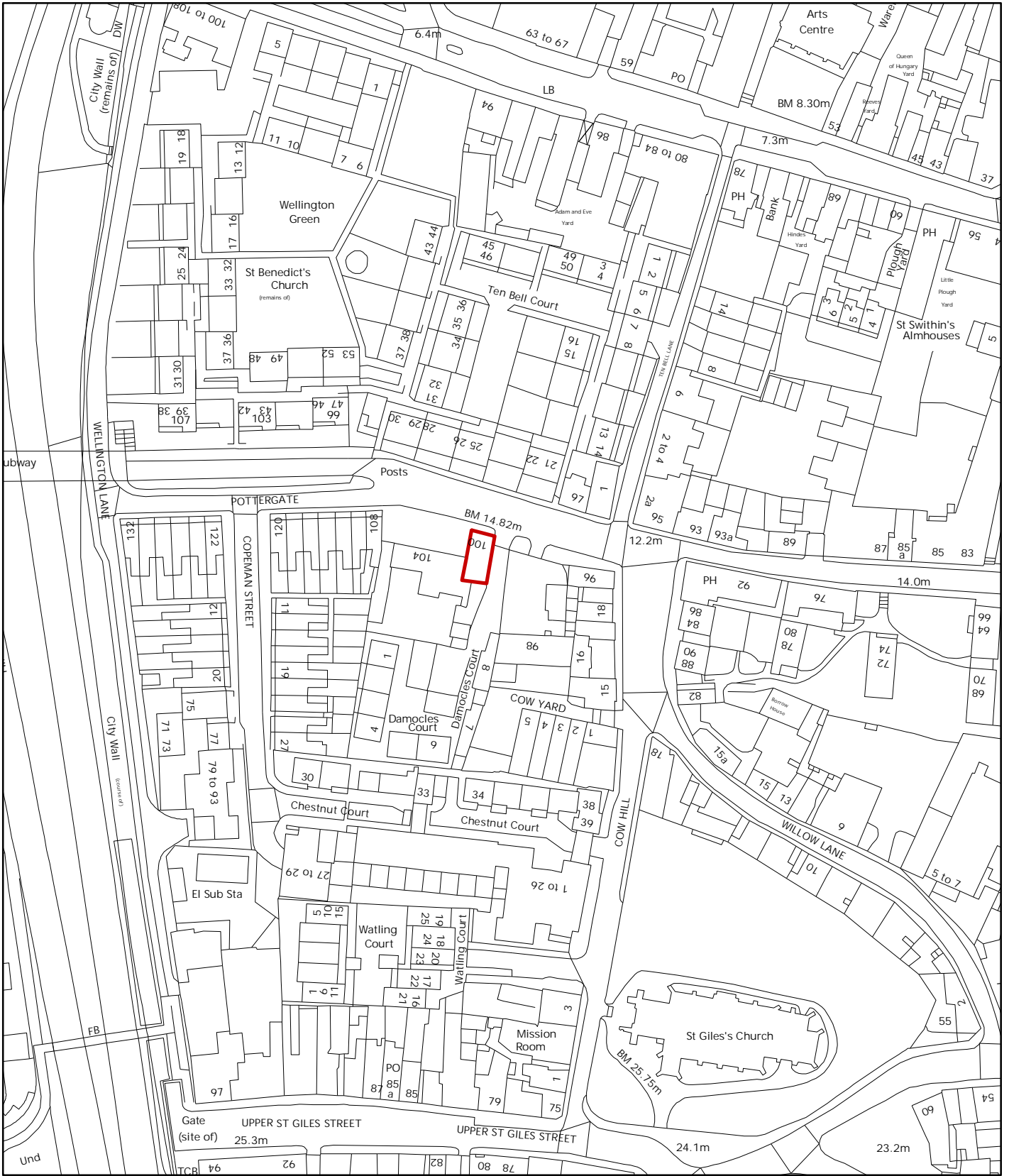
Application 09/00148/L:

APPROVE LISTED BUILDING CONSENT subject to the following conditions:

1) Standard time limit

Reasons for Approval:

The installation of the proposed dormer window will not have a detrimental impact on the listed building, adjacent properties or wider conservation area. Therefore the proposals are considered to be in accordance with PPG 15, policies ENV6 and ENV7 of the East of England Plan (May 2008) and saved policies HBE8, HBE9 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).



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 Site Address - 100 Pottergate
 Scale - 1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

