

Planning Applications Committee

05/06/08

Agenda Number:	C6
Section/Area:	INNER
Ward:	THORPE
Officer:	Jo Negus
Valid Date:	17th April 2008
Application Number:	08/00418/F
Site Address :	Haldin House Old Bank Of England Court Queen Street Norwich NR2 4SX
Proposal:	Remove existing window at access of building and replace with double doors.
Applicant:	Mr Steve Utten
Agent:	Frith Associates Ltd

THE SITE

The site is located to the north of Queen Street, accessed either through Old Bank of England Court or Princes Street. The building where the works are to be completed is of a modern design, with red brick and white UPVc windows. The site of the works itself is located in a covered area that links Old Bank of England Court with the development that forms St Michael at Pleas to the north. The covered area is only 1.5m in width, therefore reducing the visibility to the area for the proposed works. There is currently an existing door and window on the elevation facing the covered area, at ground floor level of Haldin House.

PLANNING HISTORY

05/00894/F - External alterations to office entrance to facilitate the installation of disabled access and replacement of existing windows.

Part of the above application related to the site of this current application. Alterations were approved to alter the access to the building, through the recessing of the existing door and the creation of a second door in place of a window to lead through to the foyer area. This permission appears not to have been implemented on the ground floor of Haldin House.

THE PROPOSAL

The proposal involves removing the existing window in the covered area and to replace with double doors. The proposed materials are metal doors with glass panels.

CONSULTATIONS

Advertised on site, in press and adjacent occupiers notified:

Neighbours: one letter of objection raising concerns over the resultant safety of the site.

PLANNING CONSIDERATIONS

Relevant National Planning Policies:

Planning Policy Guidance 15 – Planning and the Historic Environment

Relevant East of England Plan Policies:

ENV7 - Quality in the Built Environment

Relevant Local Plan Policies:

HBE8 – Development in Conservation Areas

HBE19 – Design for safety and security including minimising crime

The main issues with regards to the proposed alterations to Haldin House are the design of the alterations in relation to the impact on the wider Conservation Area and the resultant effect on safety of the site.

The area of the proposed works is not considered to be highly visible to the wider Conservation Area. There are some views into the site from the south through Old Bank of England Court, but the area for the proposed works is screened by existing development. The proposed works are on a modern building, with proposed design for the doorway being in-keeping with existing joinery details on the building. A condition has been recommended to ensure appropriate materials are used for the window joinery. The proposal would therefore not lead to an adverse effect on the character of the Conservation Area, in accordance with saved policy HBE8 of the City of Norwich Replacement Local Plan (adopted November 2004).

The alteration from a window to a door is not considered to lead to any reduction in the safety of the site. Matters of public order would be outside of the control of planning, with only the issue of security through design being relevant to planning. There is currently a door to access the building and therefore a creation of a second door could not be argued to reduce security. Further to this the creation of the new door will not lead to any

recessed areas or alcoves that could lead to the congregation of people on the site. The proposal would therefore not lead to a reduction in the safety of the site.

The proposed doorway is therefore not considered to have an adverse effect on the character of the Conservation Area or security of the site.

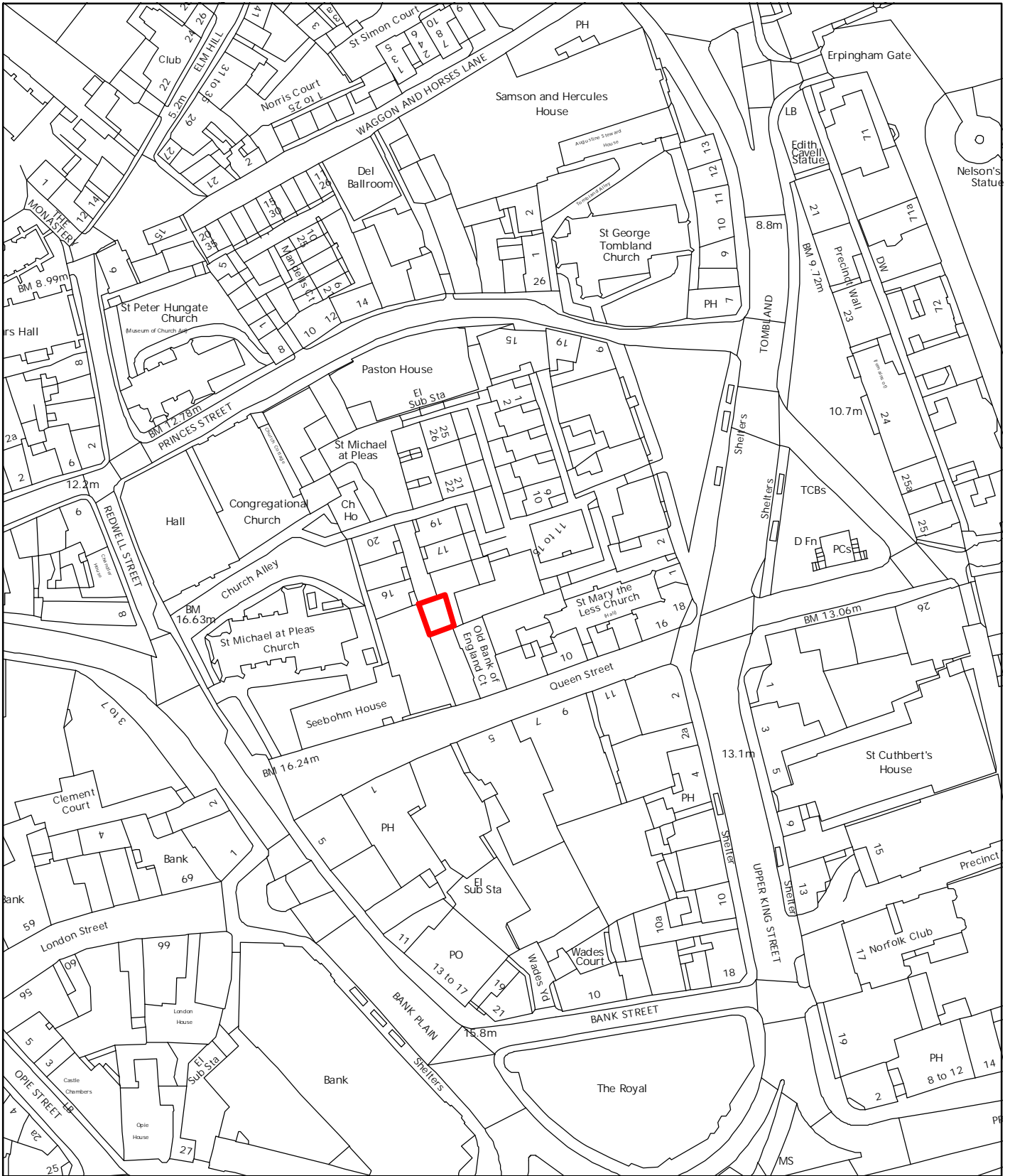
RECOMMENDATIONS

APPROVE PLANNING PERMISSION on the following grounds:

- 1) Standard time limit
- 2) Details of door joinery and surrounding frame to be submitted and agreed in writing

Reasons for approval:

- 1) The proposed doorway is not considered to have an adverse effect on the character of the Conservation Area, by virtue of the low visibility of the proposed doorway to the wider area. The proposal is therefore considered to be in accordance with saved policy HBE8 of the City of Norwich Replacement Local Plan (adopted November 2004), and policy ENV7 of the East of England Plan, May 2008 and all other material planning considerations.
- 2) The proposed doorway is not considered to have an adverse effect on the security of the site by virtue of the fact that the doorway to be created will lead to an area that is already accessible by another door and no areas are being created that could lead to congregation of people on the site. The proposal is therefore considered to be in accordance with saved policy HBE19 of the City of Norwich Replacement Local Plan (adopted November 2004) and all other material planning considerations.



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 Site Address - Haldin House, Old Bank of England Court, Queen Street
 Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

