

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 8 September 2011  
**Report of** Head of Planning Services  
**Subject** 11/01231/F, 11/01242/L, 11/01233/A and 11/01231/L -  
 Basement And Ground Floors Of 21 - 24 Royal Arcade,  
 Part Rear Ground Floor Of 18 Royal Arcade And First And  
 Second Floors Of 18 - 24 Royal Arcade Norwich NR2 1NQ

**Item**  
**5(2)**

### SUMMARY

<b>Description:</b>	<p><u>11/01231/F</u>: Change of use from shop (Class A1) to restaurant (Class A3), installation of associated plant and minor external alterations.</p> <p><u>11/01242/L</u>: Internal and external alterations to facilitate change of use from shop (Class A1) to restaurant (Class A3) and installation of associated plant.</p> <p><u>11/01233/A</u>: Installation of:          1) 1 No. non illuminated fascia sign (east elevation);          2) 1 No. non illuminated projecting sign;          3) 1 No. internally illuminated menu box (east elevation).</p> <p><u>11/01231/L</u>: Installation of signage:          1) 4 No. non illuminated fascia signs;          2) 1 No. non illuminated hanging sign;          3) 1 No. internally illuminated menu box.</p>
<b>Reason for consideration at Committee:</b>	Objection Major Development
<b>Recommendation:</b>	Approve
<b>Ward:</b>	Mancroft
<b>Contact Officer:</b>	Miss Sarah Platt Planning Officer - Development Management 01603 212500
<b>Valid Date:</b>	22nd July 2011
<b>Applicant:</b>	Jamie's Italian Ltd and Legal and General UK Property Trust
<b>Agent:</b>	Firstplan

## INTRODUCTION

### The Site

#### Location and Context

1. The application site can be found at the east end of the Royal Arcade and currently forms a two storey retail unit fronting both the internal spaces of the Royal Arcade

shopping street and the Back of the Inns. The Royal Arcade is a Grade II Listed Building designed by architect George Skipper in 1899. The building has many decorative architectural features including ceramic tile facings and a glass and timber roof with an arcuated entry and stained glass windows, particularly to the Back of the Inns entrance. There are numerous projecting timber shopfronts to the inside of the Royal Arcade and a canopy entrance to the Back of the Inns entrance door.

2. There is a complex history to the Royal Arcade which also gives this building significant historical importance. During the 15th century, housing in courtyards had been built at the side of a stream which flowed between the castle and the site of the current city hall. The stream was later blocked over and inns expanded in the area. By the 16<sup>th</sup> century the Angel Inn was amongst the largest in the city centre and comprises the site of the Royal Arcade today. In 1840 the Royal Hotel was built in place of the Angel Inn. The hotel fronted 'the Walk' now known as gentleman's Walk. This frontage is still seen today and the archways now form the opening to the Royal Arcade with the upper floors still retaining the iconic fluted columns on the windows from the original hotel. In 1897 the Royal Hotel on the Walk was replaced by the large and luxurious Royal Hotel on Bank Plain and the former hotel buildings were adapted and rebuilt to provide the Royal Arcade. George Skipper designed the building at the time, taking in a T shape and having 3 accesses, one on the Walk, one on Castle Street/Back of the Inns and the third new entrance to White Lion Street. George Skipper was a renowned architect of the time and his style was often influenced by the Far East, and the Pre-Raphaelites. Indeed the Royal Arcade was described when it opened as 'a fragment from the Arabian nights dropped into the heart of the Old City'. The conversion included the incorporation of the Conservative Club in the upper floors of the southern most units of the Royal Arcade with a public house on the ground floors called the White Rose. The old hotel banqueting hall was retained and offers views into the Royal Arcade itself. Many of the original features of the Royal Arcade remain today; the art nouveau style, high glass ceilings, individual glazed shopfronts, the three white tiles Moorish archways at the Walk frontage; and the mosaic flooring. In 1985, after Legal and General bought the Royal Arcade, extensive repair works commenced during which time several alterations were made to the Royal Arcade. These are detailed in the planning history section of this report. The works included the replacement of the mosaic floor, repairs to the ceramic wall tiles, shopfront repairs, the installation of security gates and new lighting and steel girder supports. Several archaeological artefacts were uncovered including 15<sup>th</sup> century walls and 6no 15<sup>th</sup> or 16<sup>th</sup> century wells. In the mid 1990s Waterstones moved into the arcade at the application site. Alterations were made to the building to accommodate the use, again, these are detailed in the Planning History section of this report).
3. The application premise incorporates the basement and ground floors of number 21-24 Royal Arcade (currently occupied at ground floor level by Waterstones). Part of the rear of number 18 Royal Arcade is also incorporated which is the fire escape staircase currently used by Waterstones. The rest of the site comprises the first and second floors or numbers 18-24 Royal Arcade.

## Constraints

4. The application site is set within the City centre Conservation Area in the Civic character area which is designated as having a high significance in terms of its concentration of historic buildings, townscape and landscape quality and its quality of detail. The Royal Arcade is identified as having a positive frontage in the Primary Retail Area and contributes to 2 positive vistas in the Conservation Area both towards city hall and towards the castle mound.
5. This is a Grade II\* Listed Building.
6. Within the Primary Retail Area.

## Topography

7. The Royal Arcade itself is the lowest point in the area with the land rising slowly to the west across the Market towards City Hall and sharply to the east towards Castle Meadow and the Castle Mound.

## Planning History

8. There have been numerous alterations to the application site. All alterations are listed below for clarity and where indicated in italics, these relate to the application site (basement and ground floors of 21 - 24 Royal Arcade, part rear ground floor of 18 Royal Arcade and first and second floors of 18 - 24 Royal Arcade).
9. *In 1962 the change of use of the licensed premises 'The Arcade Stores' to retail shops was granted permission under application reference 26459. In July under application reference 35932 the change of use of the first floor billiard room to retail and storage space for the shop at number 20 Royal Arcade was granted. In October of the same year under application reference 26674 planning permission was granted for alterations to form two shops with storerooms on the first floor and an existing flat on the second floor at 'The Arcade Stores' (21-24 Royal Arcade).*
10. Under application reference 78/0103/F/LB Listed Building Consent and Full Planning Permission was granted for internal alterations to form two new shops and provision of a new shopfront at number 22 Royal Arcade at ground floor level. Application reference 790441/F/LB granted Listed Building Consent and Full planning permission for alterations to the shopfront at number 22 Royal Arcade.
11. In 1984 under application references 841219/F and 841220/LB, Full planning permission and Listed Building Consent were granted for the refurbishment of the arcade, including alterations to shopfronts, internal alterations and provision of lighting.
12. *1985 saw many applications for alterations to the Royal Arcade. Application reference 85/0654/L saw the decoration of the glazed transom black with gold leaf lettering at number 24 Royal Arcade. Application reference 85/0666/F and 85/0667/L permitted the part demolition, alterations and extensions to shops at 12 Back of the Inns and 21-24 Royal Arcade. Application references 85/1178/F and 85/1179/L granted planning permission and Listed Building Consent for demolition of part of the third floor, reconstruction of the second floor and end walls to shop units 16-23 Royal Arcade, internal demolition and alterations to units 19-23 and construction of an external fire escape at the rear of numbers 22 and 23 and a new*

*doorway to the rear of unit 20 Royal Arcade.*

13. *In the mid 1990s Waterstones occupied the premises and the following alterations were made: Under application references 96/0172/F and 96/0173/L planning permission and Listed Building Consent were granted for the installation of a new shopfront, rear fire escape lobby, lift shaft and air conditioning units at 12 Back of the Inns and units 21-24 Royal Arcade. Application reference 96/0332/L granted Listed Building Consent for the addition of handrails to the glazed roof. Application reference 96/0650/A granted Advertisement Consent for the display of a non-illuminated fascia sign and first floor window decals at 12 Back of the Inns and 21-24 Royal Arcade. A further application was made in 1999 under application reference 99/0420/L for the installation of 4no. CCTV cameras. The application was approved.*
14. In 2000 an application for the installation of pigeon proofing measures on the Gentleman's Walk façade was approved under application reference 00/0582/L.
15. In 2011 general advertisement consents for the whole arcade were submitted and later withdrawn. The applications sought the installation of 36 non-illuminated internal and external advertisements (11/00025/L and the display of: 1) 4 No. non-illuminated folded aluminium panel directory signs; 2) 2 No. non-illuminated hanging signs.

## **Equality and Diversity Issues**

There are no significant equality or diversity issues.

## **The Proposal**

16. The application proposals are in several elements:
17. 11/01231/F seeks the conversion of the retail unit to a restaurant; the installation of associated fume extraction equipment, minor external alterations including the addition of 2no soil vet pipes and a new fire door to the rear elevation.
18. 11/01242/L seeks internal alterations to the listed building to facilitate the conversion, including the installation of a lift and minor re-modelling of floor layouts.
19. 11/01233/A seeks the display of 1 No. non illuminated fascia sign on the east elevation; 1 No. non illuminated projecting sign, and 1 No. internally illuminated menu box on the east elevation.
20. 11/01232/L seeks the display of 4 No. non illuminated fascia signs; 1 No. non illuminated hanging sign, and; 1 No. internally illuminated menu box. Some of these signs are also covered by the Advertisement Consent 11/01233/A as they are visible to the externality of the Royal Arcade. Signs displayed internally to the Royal Arcade do not require Advertisement Consent under Class A, Schedule 1, Part 5, of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

## **Representations Received**

21. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 4 letters of representation have been received citing the

issues as summarised in the table below in respect of application reference 11/01231/F. 3 letters of representation have been received citing the issues as summarised in the table below in respect of application references 11/01242/L and 11/01232/L. No letters of representation have been received against application 11/01233/A.

22.

Issues Raised	Response
The current Waterstones offers a unique service, caters for local tastes and has keen and helpful staff. This is a traditional bookshop and should remain a calm centre of learning in the city centre.	See paragraphs 34-45
The building is a fine example of George Skipper's architecture and cannot be modified in any form, Many original features remain due to it being used for retail purposes and these features may be lost due to the change of use. There are practical problems associated with the catering industry such as plant and machinery which it may not be possible to overcome.	See paragraphs 46-57 and paragraphs 68-72
Norwich has many food outlets, including ones not being used at the moment which would be more suited to the proposed use.	See paragraphs 34-45
The use of the stairwell to the rear for deliveries is unacceptable, it should only be used for purposes of fire escape. The change of use from A1 to A3 will exceed the Council's policy for 15% non-retail within the Royal Arcade. The use does not have any beneficial impact on the current A3 traders in the arcade.	See paragraph 60 and paragraphs 34-45
Daily food deliveries and methods of waste disposal would bring associated problems and increased fire risk to the arcade. Plus noise pollution.	See paragraphs 60 and paragraphs 68-72
The arcade being open at night will increase the potential for risk.	See paragraphs 34-45
The fluorescent lighting proposed is not in keeping with the existing traditional lighting of the arcade	See paragraphs 73 and 74

### Consultation Responses 11/01231/F

23. Transportation: No objections. This is an accessible location, easily accessible by all sustainable modes of transport. A condition requiring implementation of the Travel Information Plan submitted should be attached to any permission.

24. Environmental Health (Pollution): I have looked at the above named application and have the following suggested comments;

- The installation of any plant or machinery on the premises shall be in accordance with a scheme approved by the Council for the reduction, where necessary, of the level of noise and vibration emanating from the premises.
- Details of any extract ventilation or fume extraction system, including the position of ventilation, fume or flue outlet points and the type of filtration or other fume treatment to be installed and used in the premises in pursuance of this permission, shall be first approved by the Council and installed before the use hereby permitted commences and thereafter retained in full accordance with the approved details.
- The type and positioning of external lighting, including security lighting, will be such as to not cause nuisance to local residents.
- No deliveries or collections, including trade waste, will take place between the hours of 19:00 and 07:00 Monday to Saturday. There will be no deliveries or collections, including trade waste, on a Sunday.

25. Economic Development: These proposals will add significant value to the local economy and the Norwich Offer. Close to 120 jobs from entry level to level 4 will be created. The company has a good reputation for investing in staff development, providing good working conditions and opportunities, particularly for young people. The extended opening times and location of the restaurant will add value to the surrounding area increasing footfall, consumer choice and economic vitality to the benefit of other businesses, particularly if the arcade itself can be used for service/tables during the evening. The selection of Norwich as a location is a vote of confidence that will raise the City's profile within the wider business community.

26. Norfolk Historic Environment Service: A condition securing the implementation of a programme of archaeological mitigatory works including post excavation assessment, analysis, archiving and publication of results should be applied to any permission if granted.

## **Consultation Responses 11/01242/L**

27. English Heritage: No objections. The application should be determined in accordance with national and local policy guidance.

28. Conservation and Design: (In respect of the original application submissions): The Royal Arcade is a grade II\* listed building within the City Centre Conservation area. It is an architecturally and historically important building designed by the Norfolk-based architect, George Skipper and its high grading demonstrates its significance on a national scale. The building is designed in an Art Nouveau style and dates from 1899. Parts of an earlier public house on Back of the Inns, The White Rose (originally called the Red Rose and dating from the 1820s), were incorporated into the Royal Arcade when it was erected and it is consequently possible that the part of the ground floor and basement facing Back of the Inns pre-date 1899. However, there is little visible evidence of earlier fabric, apart from some of the plan form. This part of the Royal Arcade was designed as a pub, renamed The Arcade Stores. As well as retail units, the building was designed to house the Conservative Club,

which occupied the first floor of the application site. The club had separate entrances from the arcade and from the White Lion Street entrance to the Arcade and had a ballroom at first floor level.

This application will result in the loss of some relatively limited areas of wall, however, it is not considered that these will result in any harm to the character or significance of the building and the alterations will not prevent the original plan form of the building from being 'read'. The removal of more recent partitioning on the first floor will be beneficial. The existing stair to the basement will be removed and replaced with a new stair. I have no objection to this proposal. The design of the new stair should be conditioned. A new lift is also proposed between ground and first floor levels. This is sensitively positioned to avoid the most significant areas of the building. The kitchen will be positioned in the modern extension to the building. This is an appropriate location. It is proposed that some rooms contain wall-mounted air conditioning units. The position and type of unit should be conditioned.

I have concerns regarding the Heating/Ventilation/Air Conditioning (HVAC) openings that appear to be proposed within the lightwell above the first floor former ballroom. This is one of the most significant architectural features within the building and so any changes to it need to be sensitively handled so as not to detrimentally affect the character and appearance of this part of the building. I would like to see the re-location of these vents.

At first floor level it is proposed that the blocked archway between the first floor corridor (near the curved window) and the staff room is partly opened with a door inserted in it. The architectural detailing would be better revealed if this archway could be completely opened up, perhaps with a glazed screen and door inserted within it, if it is necessary to have a door in this position.

At first floor level, an additional lobby and door have been inserted into the proposed linen room. This appears to cut across the 19<sup>th</sup> century fire place in this room and so ideally this lobby would be removed.

The scheme will bring with it a number of benefits. Firstly, the second floor will be brought back into beneficial use. Likewise it will be beneficial for public access to the balcony above the former ballroom to be gained. Alterations to the balcony are likely to be needed to ensure that it meets building regulations and these details should be conditioned. There are also a couple of fireplace surrounds in storage within the building at present and it is proposed that these be reinstated. This will make a positive contribution to the character of the building.

29. Conservation and Design: (In respect of revised drawings submitted 10<sup>th</sup> August 2011): No objections. Previous points have been addressed.

30. The Seven Societies: No Response

31. The Norwich Society: The developers have stated that there has been 'consultation' with the Norwich Society about their applications but this is not the case. The signage is discreet and seems to be of reasonable quality. We are very concerned that the architectural quality and décor of the interior is retained in this unique building. We do not approve of the external seating which will restrict pedestrian use in the Arcade. We are also concerned that there are adequate toilet facilities on all floors and adequate disabled access. This needs to be considered further. The committee note that at present the gates at either end of the Arcade are closed

and locked in the evening. If the application is successful, does this mean an alteration to this procedure with possible consequences to other businesses in the Arcade? The “finger” signs on the doors in the Arcade pointing to the main entrance seem inappropriate and reduce the visual amenity of the arcade elevation.

## **Consultation Responses 11/01233/A and 11/01232/L:**

32. Conservation and Design: The signage is relatively low-key and largely replaces existing signage. The design of the signage and the proposed materials and finishes are in keeping with the design of the listed building and signage elsewhere in the Royal Arcade.

## **ASSESSMENT OF PLANNING CONSIDERATIONS**

### **Relevant Planning Policies**

#### **Relevant National Planning Policies**

PPS1 - Delivering Sustainable Development  
PPS1 Supplement – Planning for Climate Change  
PPS4 – Planning for Sustainable Economic Growth  
PPS5 - Planning for the Historic Environment  
PPG19 – Control of Outdoor Advertisements  
PPG24 – Planning and Noise

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

SS1 - Achieving Sustainable Development  
SS6 – City and Town Centres  
ENV6 - The Historic Environment  
ENV7 - Quality in the Built Environment  
NR1 - Norwich Key Centre for Development and Change

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

Policy 2 – Promoting good design  
Policy 5 – The economy  
Policy 9 – Strategy for growth in the Norwich Policy Area  
Policy 11 – Norwich City Centre  
Policy 20 - Implementation

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

HBE3 – Archaeology assessment in Area of Main Archaeological Interest  
HBE8 - Development in Conservation Areas  
HBE9 – Development affecting Listed Buildings  
HBE12 - High quality of design in new developments  
EP10 – Noise protection between different uses  
SHO10 – Changes of use in retail frontages in the Primary Retail Area  
SHO22 – Food and drink uses and conditions on hot food takeaways  
TRA7 - Cycle parking standards  
TRA8 - Servicing provision  
TRA11 – Contributions for transport improvements in the wider area



TRA12 – Travel Plans for employers and organisations in the city

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

Transport Contributions (January 2006)

City Centre Conservation Area Appraisal (September 2007)

### **Other Material Considerations**

Written Ministerial Statement - Planning for Growth March 2011

Draft National Planning Policy Framework July 2011

## **Principle of Development**

### **Policy Considerations**

33. There are five main areas of consideration: The principle of the loss of the retail unit and change of use to an A3 restaurant in the Primary Retail Area; The impact of the conversion on the historic fabric of the Listed Building; The installation of plant and machinery and its impact on the amenity of surrounding uses; The minor external alterations proposed, and; The new signage proposals and their impact on the Listed Building. These points are discussed in detail within the sections below.

### **Retail Implications**

34. National Policy PPS4: Sustainable economic growth states that Local Planning Authorities should adopt a positive approach towards applications for economic development which promote vital, viable and competitive town centres. The PPS also states that local planning authorities should plan for a strong retail mix emphasising range and quality as well as *'supporting a diverse range of uses which appeal to a wide range of age and social groups, ensuring these are distributed throughout the centre.'* A more flexible approach is taken under this PPS, promoting growth and facilitating competition, albeit recognising the continuing importance of robust, diverse, and vibrant town centres.
35. This position is upheld in the East of England Plan policies SS6 and NR1 with the importance of thriving, vibrant and attractive city centres recognised as being the focus for investment and regeneration and a mix of uses.
36. Further, policies 5, 9 and 11 of the Adopted Joint Core Strategy seek to facilitate job growth, expand the leisure provision in the city centre and enhance the city centres role as the regional centre by expanding the use of the city centre to all, in particular the early evening economy and extending hospitality uses across the city centre with late night uses focused in specific identified areas.
37. 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.
38. The site is located in a prominent position within the primary retail area of Norwich City Centre and as such saved policy SHO10 applies. This policy seeks to retain at least 85% of defined retail frontages within the primary retail areas in retail use. For the purposes of SHO10 the primary area is subdivided into a number of smaller 'frontage zones' (as defined on the proposals map) and the 85% is calculated with

reference to the total length of ground floor frontage within the zone concerned. The application site falls within the Back of the Inns frontage zone which includes a number of pedestrianised streets located between Gentleman's Walk and Castle Meadow and of course The Royal Arcade. At January 2011 the percentage of frontage in non-retail uses in the Back of the Inns zone was 17.9%. Consequently the proportion of non-retail use within the frontage zone has already fallen below 85% (82.1%). Planning Committee Members may recall a previous application for 10 Castle Street for a change of use from A1 to sui-generis granted permission at committee on the 19<sup>th</sup> May 2011. As such the percentage of retail frontage has fallen to 77.5% (22.5% non-retail). This significant drop was justified on the basis that the *'proposed sui-generis use (to include financial office/seminar/displays/exhibitions/community space/hospitality) with appropriate restriction conditions would make a positive contribution to vitality and viability of the 'Back of the Innes' defined retail frontage and therefore to the Primary Retail Area as a whole.'*

39. This application would result in non-retail frontage of 23.75% (the retail frontage would fall to 76.25% (204.6metres)). In cases where the 85% policy threshold is breached, saved policy SHO10 states that A3 uses can be accepted where they would not have a harmful impact on the vitality and viability of the area and on the individual street. This approach has been followed in the immediate area with the acceptance of café, restaurant and daytime hot food takeaway uses which were judged to have a positive and beneficial impact on the vitality and viability and diversity of the streets concerned and where the scope and function of those uses were closely controlled by conditions, including in some cases the removal of permitted development rights preventing subsequent change to an A2 (financial and professional use).
40. In this case the benefits to vitality and viability to the area as a result of these proposals are considered to outweigh the loss of the defined retail frontage. The majority of the premises immediately adjacent to the site are in retail use and this part of the City also lacks activity in the evening. The proposals will see extended opening hours of the arcade from 6pm until 11pm which is considered to be a beneficial aspect of the application proposals and considered to contribute positively to the vitality and viability of the area as a whole by increasing footfall and promoting consumer choice in accordance with the objectives of policy 11 of the adopted JCS. The Norwich Society has raised concerns over the impacts on pedestrian access within the arcade as a result of external seating provision. A licence may be required for such provision and an informative advising to check with the licensing authority will be applied to any permission. It is understood though that seating proposed within a shopping arcade such as this does not require any licence and therefore there is no control over any such provision.
41. There are also wider benefits to Norwich as a result of these proposals which will retain the premises in active use and create a significant number of local jobs.
42. In addition to the above, the third part of SHO10 states that the beneficial use of upper floors of premises will be permitted where they are compatible with surrounding uses. This application sees more of the building opened up for use by the general public with the basement, ground, first and second floors all publically available with offices and staff rooms also provided on the second floor. Saved policy SHO22 states that A3 uses will be permitted within retail areas subject to policies SHO10, SHO11 and SHO15 as appropriate. Given that these proposals

are considered to accord with the objectives of the second part of SHO10, it is considered that the use of the premises as A3 should be encouraged.

43. Any subsequent change under permitted development to A2 would not be considered acceptable and as such permitted development rights from A3 to A2 are proposed to be removed by condition if permission is granted.
44. Concern has been raised by objectors regarding competition for existing A3 uses within the arcade. It is considered that the proposals accord with the objective of PS4 to promote growth and facilitate competition within city and town centres and as such the proposals are considered acceptable.
45. The proposals are considered to be in accordance with the objectives of PPS4, the aims of policies SS6 and NR1 of the East of England Plan, policies 5, 9 and 11 of the Adopted JCS and saved policies SHO10 and SHO22.

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

46. In addition to National policy (PPS1 and PPS5), saved Local Plan policies HBE8 and HBE12 seek a high quality of design in new development which respects and complements the character of the Conservation Area.
47. Policy 2 of the Joint Core Strategy updates saved policy HBE12 of the Local Plan and states that all development should be designed to the highest possible standard and will respect local distinctiveness including the landscape character and historic environment, taking account of Conservation Area Appraisals, and the townscape of the area. There is recognition that development at *any* scale should make a positive contribution to providing better places for people and that good design is a key aspect of successful development.
48. Listed Buildings and Conservation Areas are designated under PPS5 as 'Designated Heritage Assets' and as such are afforded protection under policy HE9 of the PPS. The Policy states that 'There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater this presumption should be.
49. Saved Local Plan policy HBE9 states that consent will not be granted for alterations to a Listed Building if the special architectural or historic interest of the building is harmed, if the alteration or extension to the building renders the use unviable, or if the design of the extension or alteration is of detriment to the character and appearance of the building.
50. The Royal Arcade is an architecturally and historically important building within the City centre Conservation Area. Designed in 1899 by architect George Skipper, the building's high Listed Status acknowledges its significance on a national scale. The application does result in the loss of some relatively limited areas of wall, primarily at ground floor level and within the first floor ballroom area. However, it is not considered that these will result in any harm to the character or significance of the building and the alterations will not prevent the original plan form of the building from being 'read'. The removal of more recent partitioning on the first floor at the Back of the Inns end of the building should more fully expose original architectural features which will be beneficial. It is proposed that the existing stair to the basement be removed and replaced with a new stair. The stair dates from the 20<sup>th</sup> century and is of no architectural merit. Much of the ceiling structure to the

basement appears to be pre-cast concrete slabs and so again there will be no loss of historic fabric. Details of the new stair will be conditioned on any approval.

51. A new lift is proposed between the ground and first floor levels. This is sensitively positioned in an area of an existing hoist in order to avoid the most significant areas of the building. It is not considered that the replacement of the hoist with a lift will result in any harm to the building's character or significance. The Norfolk Historic Environment Service have requested an archaeological brief so ground works for the installation of the lift are monitored.
52. The proposed kitchen area will be positioned in the modern extension to the rear of the building. This is the appropriate location for such a facility and will mean that flues and extraction equipment can run straight up into the plant area on the flat roof of this block, resulting in little or no damage to the historic parts of the building. The existing louvred screening to the flat roof is proposed to be retained and although there will be more plant positioned on the roof externally, it will almost all be hidden behind the screen. The only exception is a single flue which projects 0.6m above the existing screening. However, due to its limited height and positioning this will hardly be visible from a pedestrian perspective on White Lion Street. The building contains a lightwell in its centre which enables extract ventilation for WCs and other services to be located here without causing damage to the fabric or appearance of the building. It is proposed that some rooms contain wall-mounted air conditioning units and the position and type of unit will be conditioned, along with details of their fixings in order to ensure no damage to the fabric of the building.
53. The original application submissions saw Heating/Ventilation/Air Conditioning openings proposed within the lightwell above the first floor former ballroom. This is one of the most significant architectural features within the building and so any changes to it need to be sensitively handled so as not to detrimentally affect the character and appearance of this part of the building. Following discussion with the applicant more detailed drawings of the exact position, size and grille details have been submitted and are considered acceptable. Please see plan 'Roof Plan and Grille Details [PL-21] appended to this report for more details.
54. At first floor level it is proposed that the blocked archway between the first floor corridor (near the curved window) and the staff room is partly opened with a door inserted in it. It is understood that it is necessary to have a door in this position but the architectural detailing would be better revealed if this archway could be completely opened up with a glazed screen and door inserted within it. This would allow views from the restaurant along the corridor to the windows in the Private Dining Room, which are an attractive feature. A condition requiring details of the door and any screen surround will be placed on the permission if granted approval.
55. The scheme brings a number of benefits. Firstly, the second floor will be partly brought back into beneficial use, allowing public access to existing non-public areas. At present the whole floor is disused and the area of the second floor facing Back of the Inns is in a very poor state of repair. The proposal to convert this area into staff facilities will mean that it is in daily use, which should help to ensure that future maintenance is regularly carried out and the current state of disrepair does not re-occur. Likewise it will be beneficial for public access to the balcony above the former ballroom to be gained. Alterations to the balcony are likely to be needed to ensure that it meets building regulations and these details will be conditioned on

any approval if granted. There are some fireplace surrounds in storage within the building at present and it is proposed that these be reinstated in the wall separating the proposed dining area and kitchen on the ground floor and in the private dining room on the second floor. This will make a positive contribution to the character of the building ensuring that these features are visible to the public.

56. There are some minor external alterations proposed: the addition of two new soil vent pipes and a fire escape door to the rear of the building. These elements are positioned on the modern 1980s extension and will not impact on the character, fabric or appearance of the Listed Building. There is not considered to be any detrimental impact on the Conservation Area as a result of these proposals.

57. Overall, the proposals are considered to be in accordance with the objectives of PPS1, PPS5, policies ENV6 and ENV7 of the East of England Plan, Policy 2 of the Adopted JCS and saved policies HBE8, HBE9 and HBE12 of the Replacement Local Plan.

### **Signage proposals**

58. National policy PPG19 states that when determining Advertisement Consent applications Local Planning Authorities should have regard to public safety and amenity.

59. The signage is relatively low-key and largely replaces existing signage in the current position. The design of the signage and the proposed materials and finishes are in keeping with the design of the listed building and signage elsewhere in the Royal Arcade. Illumination has been kept to a minimum in order that the architectural features of the building are not detracted from. The size, number, position, design and materials of the proposed signs are considered acceptable and there is not considered to be any detrimental impact on the appearance of the Listed Building or its character or fabric, nor on the appearance or character of the Conservation Area as a result of these proposals. There are no detrimental impacts on amenity or on public safety. The proposals are therefore considered to be in accordance with the objectives of PPG19 and saved local plan policies. The Norwich Society has raised concerns over the “finger” signs proposed to be applied internally as widow graphics. These signs do not require Advertisement Consent but should be assessed against their impact on the Listed Building. The proposed “finger” signs are not considered to result in any detrimental impact to the Listed Building and are considered acceptable.

## **Transport and Access**

### **Servicing**

60. The current servicing provision is considered acceptable for the proposed restaurant. Concern has been raised with regards to the potential for odour and noise pollution as a result of such provision. It is considered that the current commercial collection arrangements would be sufficient and would not result in any detrimental impact on the character or appearance of the Conservation Area, the setting of the Listed Building, or instances of odour or noise pollution to adjacent premises. A condition will be placed on the permission to ensure that there are no deliveries or collection, including the collection of trade waste on Sundays or Bank Holidays. A further condition will restrict the use of the rear fire escape doors for use in the event of an emergency only and not for any other purpose, e.g. deliveries.

## **Cycling Parking**

61. Whilst no cycle parking is provided on site, given the constraints of the site, the limited availability of space on site for such provision to be made, and the Grade II\* Listed Status, the nearby provision of cycle parking which both staff and visitors to the site can use, is considered to be acceptable. The proposals are therefore considered to be in accordance with saved policy TRA7.

## **Transport Assessment and Travel Plan**

62. Saved policy TRA12 of the Replacement Local Plan states that Travel Plans are required as an integral part of new development proposals in order to cater for the transport demand of the development in the least environmentally damaging way and to provide information and advice to identify off-site works to improve accessibility.

63. The application proposals exceed the threshold for the requirement for a Travel Plan and an appropriate plan has been submitted in accordance with saved policy TRA12 of the Replacement Local Plan. The plan demonstrates that this is an accessible location, accessed by a variety of sustainable transport modes. Many of the trips to the site are expected to be linked trips by people visiting the centre for other purposes such as retail, recreation or work related business. In addition to the Travel Plan, a Travel Information plan has been submitted with the application within which information for both staff and visitors to the premises on alternative methods of transport to the site are provided. A condition is recommended to require the implementation of the Travel Information Plan. The proposals are considered acceptable and in accordance with the objectives of saved policy TRA12.

## **Environmental Issues**

### **Archaeology**

64. Saved policy HBE3 states that no development which may disturb remains below ground will be permitted in the area of main archaeological interest unless supported by an appropriate assessment of the archaeological significance of the site.

65. The proposed development involves the excavation of a lift pit within the floor of the building and whilst in the same location as the existing hoist, more excavation is required to be carried out. This area has been excavated before but it is likely to contain deposits of archaeological interest. As such a condition requiring the implementation of a programme of archaeological work in accordance with a scheme of investigation shall be secured. The programme of works in this instance should comprise excavation or the proposed ground disturbance by an archaeological contractor.

66. In addition to the above it is requested by Norfolk Landscape Archaeology that a copy of the application be submitted to the Historic Environment Service for inclusion in the Heritage Environment Record. An appropriate informative will be attached to any permission if granted approval.

### **Construction**

67. A standard informative ensuring considerate construction will be attached to any permission if granted in order to ensure as little disruption as possible during the

conversion works.

### **Plant and Noise**

68. PPG24 states that Local Planning Authorities should guide development to the most appropriate locations and ensure that noise sensitive and noise generating uses are separated insofar as is practical. Saved Local Plan policy EP22 states that a high quality of residential amenity should be achieved in new development, including the avoidance of noise, light, and air pollution and ensuring no loss of privacy or issues of overlooking arise from development proposals.
69. The addition of the external plant and machinery has been carefully considered and all external plant is to be positioned on the existing modern flat roof extension to the rear built in the 1980s. There are existing elements of plant and machinery on this roof in the form of air conditioning units for the current occupier of the site. The use of this modern extension means that little harm to the historic fabric of the building will be made.
70. The internal ventilation requirements of this proposal are considered acceptable and any resulting impact has been discussed in full under the section entitled 'Listed Building' of this report.
71. Whilst plans have been submitted showing routes of flues and positions of the extraction systems and flues, the exact details of the types of filtration have not been submitted for consideration. As such a condition requiring details of the system, including the position of ventilation, fume or flue outlet points and the type of filtration or other fume treatment to be installed will be attached to any permission if granted approval by Members.
72. It is not considered that there will be any arising instances of noise or odour pollution as a result of these proposals, subject to compliance with the conditions recommended in this report. The proposals are therefore considered acceptable and to be in accordance with saved policies EP10 and EP22 of the Replacement Local Plan.

### **Lighting and CCTV**

73. No external lighting is proposed under these applications but it is considered prudent to condition that should any external lighting be installed at the premises it is positioned so as not to cause any nuisance to neighbouring properties.
74. It is understood that both internal and external CCTV cameras are to be installed at the premises. No details of these elements have been submitted for consideration at this time and it is therefore considered necessary to condition details of the position of future cameras, number, size and specification.

## **Equality and Diversity Issues**

### **Disability**

75. The existing premises offer access for those with impaired mobility only to the ground floor. The application proposals offer access for those with impaired mobility to ground floor and first floor services through the provision of a DDA compliant lift. There are appropriate WC facilities provided with clear accessible routes to and from all areas of the dining facilities. In addition two areas of wheelchair refuge to be used in the event of fire have been provided. The current application is considered to be a significant improvement on the existing situation and will result

in more of the building being accessible.

## Conclusions

76. The proposed change of use of the premises is considered to be acceptable. Whilst the proposals will see a reduction in the levels of retail frontage in the defined Primary Retail Area, the A3 restaurant use is considered to be a complementary use to the existing retail frontage and one which will encourage footfall and add to the vitality and viability of the wider retail area. The proposals will also see extended opening hours of the Royal Arcade from 6pm until 11pm which is considered to be a beneficial aspect of the application proposals which will contribute positively to the vitality and viability of the early evening economy in the city centre. The proposals will also retain the building in economic use and create a significant number of local jobs. Therefore the proposals are considered to be in accordance with the objectives of PPS4, policies SS6 and NR1 of the East of England Plan (May 2008), policies 5, 9 and 11 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies SHO10 and SHO22 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).
77. The installation of the associated plant is considered to be acceptable subject to the conditions recommended and there are not considered to be any arising detrimental impacts to the amenity of neighbouring premises by virtue of noise or odour pollution. Nor is there considered to be any detrimental impact on the character or appearance of the building or wider Conservation Area given that the proposed plant and machinery are to be positioned on the rear modern extension and behind sufficient screening so as to obscure any significant views. Therefore the proposals are considered to be in accordance with the objectives of PPS5 and PPG24, policies ENV6 and ENV7 of the East of England Plan (May 2008), policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9, HBE12, EP10 and EP22 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).
78. The proposed minor external alterations are to be on the modern 1980s extension and will not impact on the character, fabric or appearance of the Listed Building or wider Conservation Area. Therefore the proposals are considered to be in accordance with the objectives of PPS1, policies ENV6 and ENV7 of the East of England Plan (May 2008), policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9, and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).
79. The submitted Transport Assessment demonstrates that the proposed restaurant is in an accessible sustainable location, accessed by a variety of sustainable transport modes. Many of the trips to the site are expected to be linked trips by people visiting the centre for other purposes such as retail, recreation or work related business. In addition to the Travel Plan, a Travel Information Plan has been submitted within which information for both staff and visitors to the premises on alternative methods of transport to the site are provided. Subject to compliance with conditions requiring the implementation of the submitted Travel Information Plan the proposals are considered to be in accordance with the objectives of saved policy TRA12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004). It is also considered that whilst no cycle parking is provided on



site, given the constraints of the site, the lack of availability of space on site for such provision to be made, and the Grade II\* Listed Status, the nearby provision of cycle parking which both staff and visitors to the site can use, is considered to be acceptable and the proposals are considered to be in accordance with saved policy TRA7 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

80. The application does result in the loss of some relatively limited areas of historic fabric of the building, primarily at ground floor level and within the first floor ballroom area. However, it is not considered that these alterations will result in any harm to the character or significance of the building and the alterations will not prevent the original plan form of the building from being 'read'. The removal of more recent partitioning on the first floor at the Back of the Inns end of the building should more fully expose original architectural features which will be beneficial. The scheme brings a number of benefits. Firstly, the second floor will be partly brought back into beneficial use, allowing public access to existing non-public areas. At present the whole floor is disused and the area of the second floor facing Back of the Inns is in a very poor state of repair. Likewise it will be beneficial for public access to the balcony above the former ballroom to be gained. Overall, the proposals are considered to be in accordance with the objectives of PPS1, PPS5, policies ENV6 and ENV7 of the East of England Plan (May 2008), Policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).
81. The proposed advertisements are considered acceptable by virtue of their size, position, method of fixing, illumination and design and are not considered to have a detrimental impact on the character, fabric or appearance of the Listed Building or on the appearance of the building in the street scene or wider Conservation Area. Therefore the proposals are considered to be in accordance with the objectives of PPS5 and PPG19, policies ENV6 and ENV7 of the East of England Plan (May 2008), policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

## **RECOMMENDATIONS**

**Recommended to approve application 11/01231/F (Basement And Ground Floors Of 21 - 24 Royal Arcade, Part Rear Ground Floor Of 18 Royal Arcade And First And Second Floors Of 18 - 24 Royal Arcade Norwich NR2 1NQ), and grant planning permission subject to the following conditions:**

- 1) Standard time limit
- 2) In accordance with the drawings
- 3) Restriction of hours of operation to not open after 00:00 midnight or before 08:00am
- 4) Details of plant and machinery to be installed
- 5) Details of the extract ventilation and fume extraction system
- 6) Details of a regular schedule of maintenance for the extraction flue
- 7) Archaeological investigation in association with the proposed lift.
- 8) Restriction of trade deliveries or collections to between 19:00hrs and 06:00hrs. No collections on Sunday and Bank Holidays

- 9) Removal of PD rights to A2
- 10) Implementation of the Travel Information Plan
- 11) The fire escape shall only be used as an exit in the case of an emergency and not for any other purpose.

Informatives:

- 1) You are advised that the council expects the following measures to be taken during any building operations to control noise, pollution and parking:
  - (a) Work that is audible beyond the site boundary shall only be carried out between 7.30am and 5.30pm Monday to Friday, between 7.30am and 1.00pm Saturday and not at all on Sundays or Bank Holidays;
  - (b) The quietest available items of plant and machinery shall be used on site. Where equipment such as generators are necessary, they should be enclosed to reduce noise levels, if applicable.
  - (c) Deliveries shall only be received within the hours detailed in (a) above.
  - (d) Adequate steps shall be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
  - (e) There shall be no burning on site;
  - (f) Only minimal security lighting shall be used outside the hours stated above;
  - (g) Building materials and machinery shall not be stored on the highway and contractors' vehicles shall be parked with care so as to not cause an obstruction or block visibility on the highway.

Any divergence from these recommendations should be referred to the councils environmental protection department for approval.

The council also recommends membership of a scheme, such as the Considerate Constructors Scheme.

- 2) You may wish to contact Norwich City Council Licensing department to establish if a Licence for the tables and chairs proposed in the arcade is required. Licensing can be contacted on 01603 212439 or via e-mail: [licensing@norwich.gov.uk](mailto:licensing@norwich.gov.uk)

- 3) The applicant is advised to provide a copy of the application to be submitted to the Historic Environment Service for inclusion in the Heritage Environment Record

Reasons for Approval:

- 1) The proposed change of use of the premises is considered to be acceptable. Whilst the proposals will see a reduction in the levels of retail frontage in the defined Primary Retail Area, the A3 restaurant use is considered to be a complementary use to the existing retail frontage and one which will encourage footfall and add to the vitality and viability of the wider retail area. The proposals will also see extended opening hours of the Royal Arcade from 6pm until 11pm which is considered to be a beneficial aspect of the application proposals which will contribute positively to the vitality and viability of the early evening economy in the city centre. The proposals will also retain the building in economic use and create a significant number of local jobs. Therefore the proposals are considered to be in accordance with the

objectives of PPS4, policies SS6 and NR1 of the East of England Plan (May 2008), policies 5, 9 and 11 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies SHO10 and SHO22 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

- 2) The installation of the associated plant is considered to be acceptable subject to the conditions recommended and there are not considered to be any arising detrimental impacts to the amenity of neighbouring premises by virtue of noise or odour pollution. Nor is there considered to be any detrimental impact on the character or appearance of the building or wider Conservation Area given that the proposed plant and machinery are to be positioned on the rear modern extension and behind sufficient screening so as to obscure any significant views. Therefore the proposals are considered to be in accordance with the objectives of PPS5 and PPG24, policies ENV6 and ENV7 of the East of England Plan (May 2008), policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9, HBE12, EP10 and EP22 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).
- 3) The proposed minor external alterations are to be on the modern 1980s extension and will not impact on the character, fabric or appearance of the Listed Building or wider Conservation Area. Therefore the proposals are considered to be in accordance with the objectives of PPS1, policies ENV6 and ENV7 of the East of England Plan (May 2008), policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9, and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).
- 4) The submitted Transport Assessment demonstrates that the proposed restaurant is in an accessible sustainable location, accessed by a variety of sustainable transport modes. Many of the trips to the site are expected to be linked trips by people visiting the centre for other purposes such as retail, recreation or work related business. In addition to the Travel Plan, a Travel Information Plan has been submitted within which information for both staff and visitors to the premises on alternative methods of transport to the site are provided. Subject to compliance with conditions requiring the implementation of the submitted Travel Information Plan the proposals are considered to be in accordance with the objectives of saved policy TRA12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004). It is also considered that whilst no cycle parking is provided on site, given the constraints of the site, the lack of availability of space on site for such provision to be made, and the Grade II\* Listed Status, the nearby provision of cycle parking which both staff and visitors to the site can use, is considered to be acceptable and the proposals are considered to be in accordance with saved policy TRA7 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

**Recommended to approve application 11/01242/L, (Basement And Ground Floors Of 21 - 24 Royal Arcade, Part Rear Ground Floor Of 18 Royal Arcade And First And Second Floors Of 18 - 24 Royal Arcade Norwich NR2 1NQ), and grant Listed Building Consent subject to the following conditions:**

- 1) Standard time limit
- 2) In accordance with the plans and details.
- 3) Details of:

- a) the new staircase to the basement,
- b) details of the position, type, fixings and a specification of all internally fitted wall mounted air conditioning units;
- c) details of any removal or upgrading of existing historic doors
- d) details of the glazed door and screen surround to the private dining room on the first floor.;
- e) details of any alterations to the balustrade to the private dining room on the second floor
- f) confirmation of the exact position of the of the fireplace surrounds that are proposed to be reinstated within the second floor private dining room and in the main first floor dining room;
- g) a schedule of any doors to be removed from the site, and/or any doors to be retained including details of proposed new positions including details of any new fixings.

The development shall then be constructed in full accordance with the agreed details and retained as such in perpetuity.

- 4) Details of CCTV system including:
  - a) the size, and specification of all cameras;
  - b) the location of all cameras;
  - c) the location of any associated equipment;
  - d) the method of fixing of cameras and any associated equipment to the ceiling/wall.

#### Reasons for approval:

- 1) The application does result in the loss of some relatively limited areas of historic fabric of the building, primarily at ground floor level and within the first floor ballroom area. However, it is not considered that these alterations will result in any harm to the character or significance of the building and the alterations will not prevent the original plan form of the building from being 'read'. The removal of more recent partitioning on the first floor at the Back of the Inns end of the building should more fully expose original architectural features which will be beneficial. The scheme brings a number of benefits. Firstly, the second floor will be partly brought back into beneficial use, allowing public access to existing non-public areas. At present the whole floor is disused and the area of the second floor facing Back of the Inns is in a very poor state of repair. Likewise it will be beneficial for public access to the balcony above the former ballroom to be gained. Overall, the proposals are considered to be in accordance with the objectives of PPS1, PPS5, policies ENV6 and ENV7 of the East of England Plan (May 2008), Policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).
- 2) The installation of the associated plant is considered to be acceptable and there is not considered to be any detrimental impact on the character or appearance of the building or wider Conservation Area given that the proposed plant and machinery are to be positioned on the rear modern extension and behind sufficient screening so as to obscure any significant views. Therefore the proposals are considered to be in accordance with the objectives of PPS5, policies ENV6 and ENV7 of the East of England Plan (May 2008), policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9, and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

- 3) The proposed minor external alterations are to be on the modern 1980s extension and will not impact on the character, fabric or appearance of the Listed Building or wider Conservation Area. Therefore the proposals are considered to be in accordance with the objectives of PPS1, policies ENV6 and ENV7 of the East of England Plan (May 2008), policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9, and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

**Recommended to approve application 11/01233/A, (Basement And Ground Floors Of 21 - 24 Royal Arcade, Part Rear Ground Floor Of 18 Royal Arcade And First And Second Floors Of 18 - 24 Royal Arcade Norwich NR2 1NQ), and grant Advertisement Consent subject to the following conditions:**

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- 2 No advertisement shall be sited or displayed so as to:
  - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- 3 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair the visual amenity.
- 6 The development hereby approved shall be carried out in accordance with the plans and details as specified on this decision notice.

**Recommended to approve application 11/01232/L, (Basement And Ground Floors Of 21 - 24 Royal Arcade, Part Rear Ground Floor Of 18 Royal Arcade And First And Second Floors Of 18 - 24 Royal Arcade Norwich NR2 1NQ), and grant Listed Building Consent subject to the following conditions:**

- 1) Standard time limit
- 2) In accordance with the plans and details as specified on this decision notice.

Reasons for Approval:

- 1) The proposed advertisements are considered acceptable by virtue of their size, position, method of fixing, illumination and design and are not considered to have a detrimental impact on the character, fabric or appearance of the Listed Building or on the appearance of the building in the

street scene or wider Conservation Area. Therefore the proposals are considered to be in accordance with the objectives of PPS5 and PPG19, policies ENV6 and ENV7 of the East of England Plan (May 2008), policy 2 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies HBE8, HBE9 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).