

Planning Applications Committee
14 May 2009
Section C

Agenda Number:	C1
Section/Area:	OUTER
Ward:	SEWELL
Officer:	Malcolm Dixon
Valid Date:	20th January 2009
Application Number:	08/01203/F
Site Address :	Land At 2 To 10 St Clements Hill Norwich
Proposal:	Demolition of front 'lean-to' and conversion and partial re-building of remaining structure to 2 storey building comprising 2 dwelling units and 1 office/studio unit. Erection of 2 storey building comprising of 4 flats on St. Clements Hill frontage. Erection of 2 storey building at rear comprising 5 vehicle parking spaces at ground floor with 1 flat over. Single vehicular access to St Clements Hill (rear of Rosebery Road premises). Revised proposal.
Applicant:	Mr Adrian Dunham
Agent:	David Futter

THE SITE

The site is located at the southern end of St. Clements Hill on the western side of the road within the Sewell Park Conservation Area, including derelict buildings. It measures approximately 0.11 hectares and is used as an informal car park (previously used as a garage until 2000). At the southern end there are two remaining (derelict) buildings, one of which is known as the 'Malt House'. The park is to the east, whilst to the north is Rosebury Road and to the west Clare Close, both residential in character. The Whalebone Public House is located to the immediate south and there is an unusual 'Flying Freehold' relationship where the pub owners control the ground floor (used as an ancillary office) and the

applicants control the upper 'loft' floor of the rear part of the Malt House, at the back of the public house.

RELEVANT PLANNING HISTORY

07/01316/F - Erection of 6 no. townhouses and conversion of part of existing building to form 1 no. apartment. (Withdrawn - 19/03/2008)

07/01331/C - Demolition of St. Clements garage and workshop building. (Withdrawn - 19/03/2008)

08/01204/C - Partial demolition and conversion of existing buildings to residential, erection of five apartments and car ports, ancillary works. (Cancelled). 10/12/2008)

THE PROPOSAL

Following negotiations with the agents a revised scheme has been submitted replacing one of the proposed flats with a small office use in that part of the Malt House where the 'flying freehold' applies. The scheme therefore involves 7 dwellings (5 no. 2 bedroom self contained flats and 2 No. 3 bedroom houses) as part of a mixed use scheme as follows:

- Demolition of front 'lean-to' and conversion and partial re-building of remaining structure to 2 storey building comprising 2 dwelling units and 1 office/studio unit (approximately 70 sq.m).
- Erection of 2 storey building comprising of 4 flats on St. Clements Hill frontage including single vehicular access to St Clements Hill (rear of Rosebury Road premises) via an archway with living room above serving one of the upper flats (unit No. 9 on the revised plans). At the opposite end of this block there is pedestrian access to the rear of the development via a similar but smaller archway with a bathroom above serving the other upper floor flat (No. 8).
- Erection of 2 storey building at rear comprising 5 vehicle parking spaces at ground floor with 1 flat over with a roof terrace.
- Ancillary to the proposal is a compound for cycle and refuse storage (for both residential and commercial refuse) in the south east corner to be screened by an attractive brick wall, together with ornamental bollards on the frontage to deter car parking and strategic tree planting to the front and within the heart of the development.

CONSULTATIONS

Norfolk Landscape Archaeology: Advised that the Malt House dates from between 1840 and 1888 and is therefore of industrial archaeological interest. It is therefore requested that a condition be imposed on any grant of permission to ensure the submission of a programme of investigation to record any archaeological finds (PPG 16 Archaeology and Planning, para.30).

Transportation: No objections have been raised to the original and revised scheme.

Environmental Health: Satisfied that Building Regulations will suffice in dealing with the provision of sound insulation measures on the boundary between the Malt House and the Whale Bone Public House but requires the following conditions:

- 1) a 'phase one site investigation' desk top study 'to be carried out to assess whether the land is contaminated and agreement on any mitigation measures, if necessary,
- 2) details of any external and security lighting to be agreed.
- 3) refuse storage details

An 'Informative' is also suggested to deal with the possibility of the presence of asbestos and handling it during demolition.

Landscape: Content with the landscaping proposals.

Norwich Society: Suggested that 'a better scheme could have been designed for this unusual site.'

31 neighbouring properties have been notified and press and site notices issued. With regard to the original scheme, 2 letters of objection were originally received from the owner of the Whale Bone Public House and 36 Constitution Hill. In the case of the former, the main objection revolved around the possibility of residential use above the pub's ancillary office and the potential for complaints from future residents from noise nuisance arising through the nature of the pub use. This objection has been formally withdrawn following consideration of the revised scheme, subject to the inclusion of sound insulation measures along the common boundary between the residential element (unit No.1) of the Malt House and a 'conservatory' area of the Public House.

In the case of the latter, a second letter has been received which confirms that the original objection still applies and the concerns raised cover the following:

- density of development too high, more so given the fact that the site is close to a busy road leading to highway safety issues, particularly students walking to and from the local school;
- structural stability of the Malt House and therefore potentially undermining the Conservation Area;
- facing materials – expose brickwork wherever possible and use slates on existing building and red pantiles elsewhere;
- historically the Malt House may have been associated with a brewery operated from the Whale Bone P.H. and therefore from an industrial perspective is of historic importance. The involvement of NAU is therefore crucial;
- In some respects the proposal is an improvement on the previous withdrawn scheme; and

- A further query has been made concerning notification procedure on amendments

One further letter has been received from Flat 2 Clare Close, raising concerns over overspill parking demand in surrounding streets and suggesting that the exposed cycle storage area is unsatisfactory and covered storage linked to each dwelling should be provided.

PLANNING CONSIDERATIONS

Relevant National Planning Policies

PPS1 Delivering Sustainable Development
 PPS1 Supplement Planning and Climate Change
 PPS3 Housing
 PPG13 Transport
 PPG 15 Planning and the Historic Environment
 PPG16 Archaeology and Planning

Relevant Regional Planning Policies

NR1 Norwich Key Centre for Development and Change (14100 dwellings in City)
 ENV7 Quality in Built Environment

Relevant Saved Local Plan Policies

HBE4 Other Locations of Archaeological Interest
 HBE8 Development in Conservation Areas
 EP1 Contaminated Land
 EP20 Sustainable Use of Materials
 EP22 High Standard of Amenity for Residential Occupiers
 TRA6 Parking Standards
 TRA7 Cycle parking Standards
 TRA8 Servicing Provision
 TRA14 Enhancement of the Pedestrian Environment and Safe Pedestrian Routes

Principle of Development

The demolition of the frontage building, the restoration of the Malt House and the inclusion of dwellings on the 'car park' on a brownfield site will improve the character of the Conservation Area in compliance with policy HBE8. Furthermore the proposed mixed use and variety of dwelling types are welcome.

Layout, Scale and Density

The layout sits comfortably on the site with an interesting combination of features such as the archways on the frontage and conversion/restoration of the Malt House. The relationship of the three main blocks will minimise potential loss of privacy and there is a sense of place provided by a courtyard at the rear of the block of flats. Three of the residential units have access to small gardens whilst

the flats will have use of a communal area and the rear unit a well screened roof terrace; thus according with policy EP22.

All units have access to car parking bays and adequate cycle storage will ensure compliance with policies TRA6 and 7, whilst refuse storage will be provided in compliance with TRA8. The segregated pedestrian access to the rear is welcomed and will achieve the aim of policy TRA14.

The development at 2 storeys in height complements the surroundings as illustrated by the street scene elevations. The residential density of the scheme is approximately 63.6 dwellings per hectare which reflects the density of Rosebury Road to the north.

Design

The exterior of the proposed flats complements the vernacular architectural style which prevails in the surrounding area and Conservation Area, whilst the archway features will provide further interest to the street scene. Retaining the Malt House will not only enhance the development potential of the site but it will be rendered and colour washed to conceal exposed block work. The simple elevation treatment including new door, window openings and rooflights provide an unfussy façade which is reflected in the third building at the rear of the site, the 'Car House'.

Highways

The position of the highway access, the use of ornamental bollards, segregating pedestrians and vehicles, and the inclusion of accessible refuse and cycle storage facilities are all to be welcomed. The level of car parking for the residential and (small) commercial elements are considered to conform with PPG13 'Transport' advice.

Landscaping

As stated above the Landscape Officer is content with the level of planting to be provided and the inclusion of trees on the frontage is welcome.

Other Considerations

Obviously the relationship of the development to the existing Public House is crucial to the success of any scheme. In this respect the removal of the third residential unit at first floor level at the rear of the Malt House and its replacement with a less contentious commercial element together with the inclusion of sound insulation on the party wall (albeit not a planning issue in these particular circumstances) will be sufficient to overcome possible concerns regarding noise transmission.

Conclusion

This is a well considered scheme which makes good use of a brownfield site incorporating a high standard of design through restoration, demolition and new build. It is considered that the development will not only serve to preserve the Conservation Area but will enhance it, as advocated in PPG 15 Planning and the Historic Environment, thus achieving the aims of relevant local planning policy outlined above.

RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to the following conditions:

1. Commencement of development within three years
2. Pre-commencement- Details of external materials
3. Pre-commencement- Hard and soft landscaping and maintenance
4. Pre-commencement- Scheme of archaeological investigation
5. Pre-commencement- Surface water drainage details
6. Pre-occupation – refuse and cycle storage area to be constructed and made available for use
7. Pre-occupation – bollards to be installed
8. Pre- commencement- Boundary treatment details including bollards
9. Pre-occupation – Roads and footways constructed
10. Pre- commencement- Contamination

Reason for approval:

The scheme is considered to be acceptable in terms of layout, scale and design, and both preserves and enhances the Conservation Area in which the site is located whilst also respecting existing development adjacent to the site, and thus accords with the following saved policies from the City of Norwich Replacement Local Plan 2004: HBE4 and HBE8, EP20 and EP22, TRA6, TRA7, TRA8 and TRA14 together with relevant national and regional policies and all material considerations.



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 Scale - 1:1,250



NORWICH
 City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

