

Report for Resolution

Report to Planning Applications Committee
Date 19 April 2012
Report of Head of Planning Services
Subject 12/00143/ET and 12/00144/ET Depository Building Part
Lion House And Part Seymour House Muspole Street
Norwich

Item
5(1)

SUMMARY

Description:	<u>12/00143/ET:</u> Extension of time period for the commencement of development for previous planning permission 08/00866/F 'Redevelopment of site to provide 47 No. apartments and 10 No. houses with associated works including enhancement of external areas and provision of formal parking areas. (Amended Design)'. <u>12/00144/ET:</u> Extension of time period for previous conservation area consent 08/00867/C 'Demolition of modern extensions to Lion House and Seymour House and demolition of single storey detached buildings to east of site.'
Reason for consideration at Committee:	Objection
Recommendation:	Approve subject to completion of Deed of Variation to original Section 106 agreement by 15 th May 2012.
Ward:	Mancroft
Contact Officer:	Miss Sarah Platt Senior Planning Officer - Development Management 01603 212500
Valid Date:	14th February 2012
Applicant:	Mr Leo Palmer
Agent:	Mr David Harvey

INTRODUCTION

The Site

Location and Context

1. The site is located to the west of Muspole Street and includes part of Lion House and Seymour House which face Muspole Street to the north and are locally listed buildings in part. Adjacent to the south east of the site is the Woolpack Public House and St Georges Colegate Church. The site is bounded to the west by properties which face Duke Street. These properties have a rear service access which runs between Muspole Street and Duke Street, this is located between the properties on Duke Street and the site itself.

2. The site was occupied by Hadley and Ottaway who have since relocated to new premises. The site is dominated by the depository building which was previously part of the Norvic Shoe factory.

Constraints

3. The site is located within the City Centre Conservation Area and is within the Area of Main Archaeological Interest.

Planning History

4. Application **08/00866/F** sought the 'Redevelopment of site to provide 47 No. apartments and 10 No. houses with associated works including enhancement of external areas and provision of formal parking areas. (Amended Design). The application was approved by planning committee on the 27th March 2009 subject to the completion of a S106 agreement for provision of affordable housing, and contributions towards children's play space, public open space, education and sustainable transport.
5. Application **08/00867/C** sought Conservation Area Consent for the 'Demolition of modern extensions to Lion House and Seymour House and demolition of single storey detached buildings to east of site. This application was also approved at the same planning committee.
6. There is no other relevant planning history.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

7. The two applications seek to extend the time limit for implementation of the two original permissions; 08/00866/F and 08/00867/C.

Representations Received

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 2 letters of representation have been received citing the issues as summarised in the table below.
- 9.

Issues Raised	Response
Lack of affordable housing provision.	See paragraphs 30,31
Loss of light to the rear of properties fronting Duke Street from the new 4 storey extension (re-submitted: this objection was made against the original proposals).	See paragraphs 18, 19 and 25.
Loss of privacy and increased potential	See paragraphs 18, 19 and 25.

for overlooking (re-submitted: this objection was made against the original proposals).	
Noise and airborne pollution and disruption during construction works (re-submitted: this objection was made against the original proposals).	See paragraphs 18, 19 and 25.
Negative impact on the character of the area to the rear of Duke Street properties (re-submitted: this objection was made against the original proposals).	See paragraphs 19, 20 and 26.

Consultation Responses

10. Transportation: No objections.

11. Environmental Health: No objections. Existing conditions should be carried over. However the condition relating to contamination should be the latest wording as an update to the existing consent. An informative regarding construction could also be added on.

12. Landscape: The internal layout of the scheme could be better worked to improve the layout for future occupiers.

13. Conservation & Design: No objections. PPS5 and JCS policies have now been implemented but the application proposals are considered acceptable against the policy requirements of these documents. Solar panels are now proposed so the position and specification should be conditioned. A Building for Life Assessment has been carried out and the scheme achieves a score of 18 points (gold).

14. English Heritage: No objections

15. Anglian Water: Carry over any relevant planning conditions and informatives. Please add a conditions requiring details of a surface water strategy/flood risk assessment to be submitted an approved before any development.

16. Housing Strategy: I can confirm that the strategic housing team support the application for an extension of time on this site.

17. Norfolk County Council: A monitoring charge (£300.00), and Education (£46,576.00) and Fire (£844.00) contributions are required.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

National Planning Policy Framework

4 – Promoting sustainable transport

6 – Delivering a wide choice of high quality homes

7 – Requiring good design

10 – Meeting the challenge of climate change, flooding and coastal change

- 12 - Conserving and enhancing the historic environment
- 13 – Facilitating the sustainable use of materials

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

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

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

- Policy 1 – Addressing climate change and protecting environmental assets
- Policy 6 – Access and transportation
- Policy 3 – Energy and water
- Policy 4 – Housing delivery
- Policy 2 – Promoting good design

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

- NE9 - Comprehensive landscaping scheme and tree planting
- HBE3 – Archaeology assessment in Area of Main Archaeological Interest
- HBE8 - Development in Conservation Areas
- HBE12 - High quality of design in new developments
- EP1 - Contaminated land
- EP16 - Water conservation and sustainable drainage systems
- EP18 - High standard of energy efficiency in new developments
- EP22 - High standard of amenity for residential occupiers
- HOU6 – Contribution to community needs and facilities by housing developers
- SR4 – Provision of open space to serve new development
- SR7 – Provision of children’s equipped play space to serve development
- TVA8 - Heritage interpretation
- TRA5 - Approach to design for vehicle movement and special needs
- TRA6 - Parking standards - maxima
- TRA7 - Cycle parking standards
- TRA8 - Servicing provision
- TRA11 – Contributions for transport improvements in the wider area

Relevant policies of the Northern City Centre Area Action Plan (March 2010)

- CG1 – Muspole Street

Supplementary Planning Documents and Guidance

- Energy Efficiency and Renewable Energy (Adopted December 2006)
- Open Space and Play Provision (Adopted June 2006)
- Heritage Interpretation (Adopted December 2006)
- Transport Contributions (January 2006)

City Centre Conservation Area Appraisal (September 2007)

Written Ministerial Statement: 23 March 2011: Planning for Growth

Support of enterprise and sustainable development.

Local Finance Considerations

The proposal will deliver New Homes Bonus once completed.

Principle of Development

Policy Considerations

18. Applications for extensions of time were brought in on the 1st October 2009 in order to allow a fairly simple procedure to extend the time period for the implementation of a planning permission which had been granted prior to that date.
19. Whilst the application must be determined in accordance with the development plan unless material considerations indicate otherwise the development proposed will, by definition, have been judged to be acceptable in principle at an earlier date. Therefore, the authority in making the decision should focus on development plan policies and other material considerations which have changed significantly since the original grant of permission.
20. At the current time the changes in policy are the adoption of the Joint Core Strategy, the National Planning Policy Framework and the requirement to consider local finance considerations.
21. The Government published the National Planning Policy Framework (NPPF) on Tuesday 27th March 2012 and it came into effect immediately. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
22. For decision-taking this means: approving development proposals that accord with the development plan without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or where specific policies in the Framework indicate development should be restricted.
23. It is not considered that the changes in national planning policies set out above have a significant impact upon the consideration of this application.
24. In addition, members must now also take account of local finance considerations when determining applications. The provision of the proposed 57 no. new dwellings would generate New Homes Bonus and Council Tax.
25. Matters of loss of light, impact on character, noise and airborne pollution and loss of privacy have been considered under the previous permission and the application was considered acceptable.
26. The following new development plan policies from the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) are relevant:
 - Policy 1 – Addressing climate change and protecting environmental assets
 - Policy 2 – Promoting good design
 - Policy 3 – Energy and water
 - Policy 4 – Housing delivery
 - Policy 6 – Access and transportation

27. In relation to policies 1, 2, and 6 the proposal are considered to be in line with the principles outlined. The site is in a sustainable location and the design has been previously assessed in terms of its acceptability in the wider Conservation Area. Please see heading 'Design: Building for Life' for further consideration of the acceptability of the scheme. See paragraph 34 for consideration of the proposal against policy 3.
28. The applicants have requested a 5 year consent is granted. Whilst the Council has previously granted 5 year consents on planning permissions, 3 year consents are now preferred (see LDF Working Party 14.09.2009) and this resolution was made to try and bring forward development. It should be noted that this resolution was made before the 'Extension of Time' application process was introduced in October 2010. Such an approach (5 years) is no longer considered acceptable to facilitate growth. Therefore, a 3 year time limit to any permission for this extension of time application is recommended as this will give sufficient time to bring forward the development on this site within a reasonable period.
29. At the time of granting the original Conservation Area Consent it was not considered that there were any buildings which made a positive contribution to the Conservation Area and their demolition was considered acceptable subject to conditions for the repair of walls of adjoining buildings being retained. Any conditions on the original Conservation Area Consent are to be re-imposed on any extension of time permission as detailed below in the recommendations section of this report.

Housing Proposals

Affordable Housing

30. Joint Core Strategy policy 4 requires 33% affordable housing on any site over 16 dwellings with a required tenure mix of 85% social rent and 15% intermediate tenure. The applicant has submitted a supplementary to the s106 agreement as part of the extension of time which shows overall they will meet the requirements of JCS4 by providing 19 affordable dwellings with 16 at social rent and 3 for shared ownership. In addition they have shown that they will meet the requirements as part of each phase of the development.
31. The mix of apartments and houses to be delivered as affordable housing is considered to meet the identified housing need and given the appropriate levels and tenure mix the proposals are considered acceptable.

Design

Layout

32. The layout of the site has been established under the previous application permission. Whilst it is accepted that there may be some missed opportunities on this site, the conditions of the previous permission as are recommended to be re-applied to this permission if granted approval by members, will ensure that a high quality hard and soft landscaped scheme is realised. The proposals are considered to be acceptable and to accord with the development plan policies.

Building for Life

33. The scheme now requires a Building for Life Assessment under JCS policy 2. The scheme has been assessed and is considered to result in a score of 18 (out of a possible 20) which achieves a gold award.

Environmental Issues

Energy Efficiency and Renewable Energy

34. Joint Core Strategy policy 3 requires that 10% of the sites energy requirements are provided by decentralised and renewable or low carbon sources. This is in addition to the requirements of the East of England Plan policy ENG1. The applicants have submitted a Sustainable Energy Options Appraisal in support of the application which shows that 10% of the developments expected energy requirements can be achieved through the use of solar photovoltaic and solar thermal technologies. This is sufficient to meet the policy requirements and is considered acceptable. This did not form part of the original application and as such an additional condition will be required on any new permission requiring details of the specification and position of any solar photovoltaic or thermal panels.

Water Conservation

35. Policy 3 of the JCS also requires that all new housing reaches Code for Sustainable Homes Level 4 for water efficiency. It is therefore recommended that any consent be subject to a further condition requiring the developer to meet Code for Sustainable Homes Level 4 for water efficiency.

Planning Obligations

36. The applicants have agreed to enter into a Deed of Variation to link the original S106 agreement to any extension of time permission. The agreement is in draft at present but is understood to be able to be completed by the determination deadline of the application on the 15th May 2012. The deed will see the affordable housing provision revised to meet current policy requirements and the Education contributions revised in accordance with the requirements of Norfolk County Council. The education contribution will now be £46,576.00 reduced from £93,152.00 as demand has changed from junior school provision to Infant school provision. All other contributions are index linked.

37. Norfolk County Council has also requested a contribution towards fire hydrants. Rather than include this as a new clause in the S106 it is considered prudent to deal with this via a separate condition attached to this new permission if granted.

38. It is recommended that the extension of time permission is granted subject to the signing of the Deed of Variation by the 15th May 2012. Failure to enter into such a deed is recommended to result in a recommendation for refusal being delegated to the Head of Planning.

Conclusions

39. The implications of new development plan policies contained within the Joint Core Strategy have been considered and they do not have significant implications on the principle of the development or the acceptability of the development proposed. Any new arising policy requirements are considered to have been met by these proposals. Given that the proposals have previously been considered to be acceptable and there have been no material changes in circumstances on site since this time, it is not considered that a refusal would be reasonable or justified. As such the recommendation is to approve both the extension of time to the planning permission and the Conservation Area Consent subject to the same conditions as previously imposed (slightly amended to improve precision and enforceability) and the additional conditions for details of the solar panels, water

efficiency measures and details of a surface water strategy/flood risk assessment on the full planning permission with an added informative note regarding considerate construction.

RECOMMENDATIONS

To approve:-

(1) Application No (12/00143/ET Extension of time period for the commencement of development for previous planning permission 08/00866/F 'Redevelopment of site to provide 47 No. apartments and 10 No. houses with associated works including enhancement of external areas and provision of formal parking areas. (Amended Design)' and grant planning permission, subject to the following conditions:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. No part of phase 2 shall be implemented prior to the completion of phase 1, which shall be implemented in full accordance with the approved phase 1 drawings, unless otherwise agreed in writing by the Local Planning Authority. Phase 2 shall be implemented in full accordance with the approved phase 2 drawings unless otherwise agreed in writing by the Local Planning Authority.
3. The development hereby permitted shall not commence until the following samples have been submitted to and agreed in writing by the Local Planning Authority:
 - a. Bricks (including details of manufacturer and name of brick, details of the brick bond, mortar mix and a sample);
 - b. Roof tiles, including details of the manufacturer and tile name and a sample;
 - c. Metal Cladding;
 - d. Tile Cladding.

The development shall thereafter be carried out in full accordance with the agreed details and retained as such in perpetuity.

4. The development hereby permitted shall not commence until precise details including colour and finish of the following have been submitted to and agreed in writing by the Local Planning Authority:
 - a. metal roofing;
 - b. glass balustrade;
 - c. render;
 - d. timber cladding;
 - e. rainwater goods;
 - f. ground floor grilles to cycle and car parking areas;

The development shall thereafter be carried out in full accordance with the agreed details and retained as such in perpetuity.

5. The development hereby permitted shall not commence until precise details including large scale drawings (1:10/1:20) of the following have been submitted to and agreed in writing by the Local Planning Authority:
 - a. timber porches;

- b. windows;
- c. doors;
- d. access;
- e. gates;
- f. balconies;
- g. north lights.

The development shall thereafter be carried out in full accordance with the agreed details and retained as such in perpetuity.

6. The development hereby permitted shall not commence until a scheme for the provision and implementation of landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following elements:

- a. planting plans including details of the genera, species, provenance, number and size of new trees and shrubs at the time of their planting;
- b. details of planting handling standards and soil amelioration;
- c. details of all hard landscaping, including surface materials, boundary treatments, external lighting and furniture;
- d. an implementation timetable;
- e. a management and maintenance plan including details of irrigation and formative pruning;

The scheme as approved shall be carried in full accordance with the agreed details and timetable for implementation unless otherwise agreed in writing by the Local Planning Authority.

7. The development hereby permitted shall not commence until exact details for the provision of the solar thermal and photovoltaic panels in both phase 1 and phase 2 of the development have been submitted to and agreed in writing with the Local Planning Authority. The details shall include:

- a. the average annual energy production of the proposed panels per square metre, gross;
- b. the total area of panels proposed;
- c. a plan of the panels location;
- d. a section through the panels;
- e. installation of any associated equipment;
- f. the future operation and management of the panels;
- g. the estimated annual carbon emissions and energy consumption for the site based on BRE benchmark data.

The panels shall be provided in full accordance with the agreed details prior to the first occupation of any residential unit in each phase.

8. The development hereby permitted shall not commence until a scheme for on-site historic interpretation has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include details of the content, numbers and locations of historic interpretation signs to be erected. The scheme as agreed shall be implemented in full within six months of the first occupation of any part of the development.

9. No development shall take place within the site until the applicant, or their agents or successors in title, has;

- a. caused to be implemented a programme of archaeological evaluation in accordance with a first written scheme of investigation which has been submitted to and approved in writing by the local planning authority; and
- b. submitted the results of the archaeological evaluation to the local authority; and
- c. secured the implementation of a programme of archaeological mitigatory work in accordance with a second written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

The programme shall cover both phases 1 and 2 of the development and include post excavation assessment, analysis, archiving and publication of results, unless otherwise agreed in writing with the local planning authority prior to the commencement of the programme.

10. No development shall take place within the site in pursuance of this permission until the following components of a scheme to deal with the risks associated with contamination of the site have each been submitted to and approved, in writing, by the local planning authority as necessary:

- 1) A preliminary risk assessment which has identified:
 - a) all previous uses
 - b) potential contaminants associated with those uses
 - c) a conceptual model of the site indicating sources, pathways and receptors
 - d) potentially unacceptable risks arising from contamination at the site;
- 2) If the preliminary risk assessment identifies a potential unacceptable risk from contamination, a site investigation scheme, based on the preliminary risk assessment, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;
- 3) A written report containing the site investigation results and the detailed risk assessment of the risk to all receptors that may be affected and, based on these, if required, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Any works on site shall be in accordance with the scheme as approved and any changes to any of the details specified above would require the further express consent of the local planning authority.

11. No occupation of the development hereby approved shall take place until a verification plan and a proposed monitoring, maintenance and contingency plan have been submitted to and agreed in writing by the local planning authority. The verification plan shall provide details of the data that has been collected in order to demonstrate that the works set out in remediation strategy referred to in condition 10 above are complete and shall identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The proposed monitoring, maintenance and contingency plan shall identify how these requirements will be met.

12. If, during development, contamination not previously identified is found to be present, then no further development shall be carried out in pursuance

of this permission until a scheme has been submitted to and approved by the Council as Local Planning Authority detailing how this contamination shall be dealt with in accordance with the remediation scheme as set out above. Only when evidence is provided to confirm the contamination no longer presents an unacceptable risk, can development continue.

13. All imported topsoil and subsoil for use on the site shall be certified to confirm its source and that it is appropriate for its intended use. No occupation of the development shall take place until a copy of the certification has been submitted to the Local Planning Authority.

14. The development hereby permitted shall be constructed with a minimum finished floor level set to 3.70mAOD.

15. Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and occupational phases of the development shall be submitted to and agreed, in writing, by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetables as may be agreed.

16. Prior to the commencement of development, a scheme for the provision and implementation of foul water drainage shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be constructed and implemented in full before any discharge is generated.

17. No development shall commence on site until schemes for phase 1 and 2 of the development have been submitted for the provision of one fire hydrant (served by mains water supply) for every 50 dwellings forming part of the development and no dwelling shall be occupied in each phase until the hydrants have been provided in accordance with the schemes as approved to the satisfaction of the Council in consultation with Norfolk Fire Service.

18. Prior to the first occupation of phase 1 of the development hereby permitted, all secure cycle parking and refuse stores for phase 1 as indicated on approved drawing no. 30616 001(P1) C shall be provided in full and made available for use by future residents. Prior to the first occupation of phase 2 of the development hereby permitted, all secure cycle parking and refuse stores for phase 2 as indicated on approved drawing no. 30616 001(P2) D shall be provided in full and made available for use by future residents.

19. The development hereby approved shall be designed and built to achieve a water consumption rate of no more than 105 litres per person per day, equivalent to Level 4 of the Code for Sustainable Homes for water usage. No occupation of any of the dwellings shall take place until confirmation from a code assessor that the development has been designed to meet levels 3/4 of the Code for Sustainable Homes (or an equivalent level which may replace that Code) and which confirms that the development has been constructed in accordance with Level 4 (or equivalent) for water usage has been submitted to and agreed in writing by the Local Planning Authority.

All completed water conservation measures identified shall be available for use prior to first occupation, and shall thereafter be permanently retained.

20. No development shall commence until a surface water strategy/flood risk assessment has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the surface water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Informative:

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 steps 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; and
 - (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 council's environmental protection team (or highways team for matters which may affect highway safety) for approval.

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

2. Contaminated soil that is excavated, recovered or disposed of, is controlled waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:
 - i) Duty of Care Regulations 1991
 - ii) Hazardous Waste (England and Wales) Regulations 2005
 - iii) Waste Management Licensing Regulations 1994 (as amended)
 - iv) Pollution Prevention and Control Regulations (England and Wales) 2000
 - v) Landfill (England and Wales) Regulations 2002

It should be ensured that all contaminated materials are adequately characterised chemically and physically, and that the permitting status of any proposed off site operations is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

3. Anglia Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable

highways or public open space. If this is not practicable then the applicant will need to ask for assets to be diverted under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

4. There is insufficient water resource capacity to supply this development. However, in line with national and regional government policy Anglia Water would wish to see measures taken by the developer to ensure that buildings are constructed to high water efficiency standards. This can be achieved through the design of efficient plumbing systems and the installation of water efficient fixtures and appliances in line with the Code for Sustainable Homes. This will minimise the growth in demand for water from the new development and help to ensure the sustainable use of our regions water resources.

5. The development can be supplied from the network system that at present has adequate capacity. The developer may wish to submit a formal requisition for a water supply main under Section 41 of the Water Industry Act 1991 or enter into an agreement to lay the main ready for adoption by us under Section 51A of the Act.

6. The foul flows from the development can be accommodated within the foul sewerage network system that at present has adequate capacity. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

7. The development can be accommodated within the public surface water network system which at present has limited capacity. The developer should notify Anglia Water of its intention to connect to the public surface water sewer under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection and the maximum rate of discharge which should be made. Attenuation may be required and this could affect the site layout.

8. The foul drainage from this development will be treated at Whitlingham Sewerage Treatment Works that at present has available capacity for these flows.

9. Please note that the onus is on the developer to install fire hydrants during construction to the satisfaction of Norfolk Fire Service and at no cost to the authority.

(Reasons for approval:- The decision has been made with particular regard to the National Planning Policy Framework, Policies ENV6 and ENV7 of the East of England Plan (May 2008), policies 1, 2, 3, 4 and 6 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies NE9, HBE3, HBE8, HBE12, EP1, EP16, EP18, EP22, HOU6, HOU8, Sr4, SR7, TVA8, TRA5, TRA6, TRA7, TRA8 and TRA11 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

Having considered all of the above and other material planning considerations it is considered that subject to the conditions listed and the contents of the S106 agreement that the proposals are an appropriate redevelopment of a central Brownfield site in a sustainable manor which would enhance the surrounding Conservation Area. In terms of neighbour amenity, on balance, it is considered that

when weighed against the other merits of the development as a whole, the impact would not be so detrimental to make the application unacceptable.

The implications of new development plan policies contained within the Joint Core Strategy have been considered and they do not have significant implications on the principle of the development or the acceptability of the development proposed. Any new arising policy requirements are considered to have been met by these proposals. Given that the proposals have previously been considered to be acceptable and there have been no material changes in circumstances on site since this time, it is considered that the extension of time for implementation is acceptable.

To approve:-

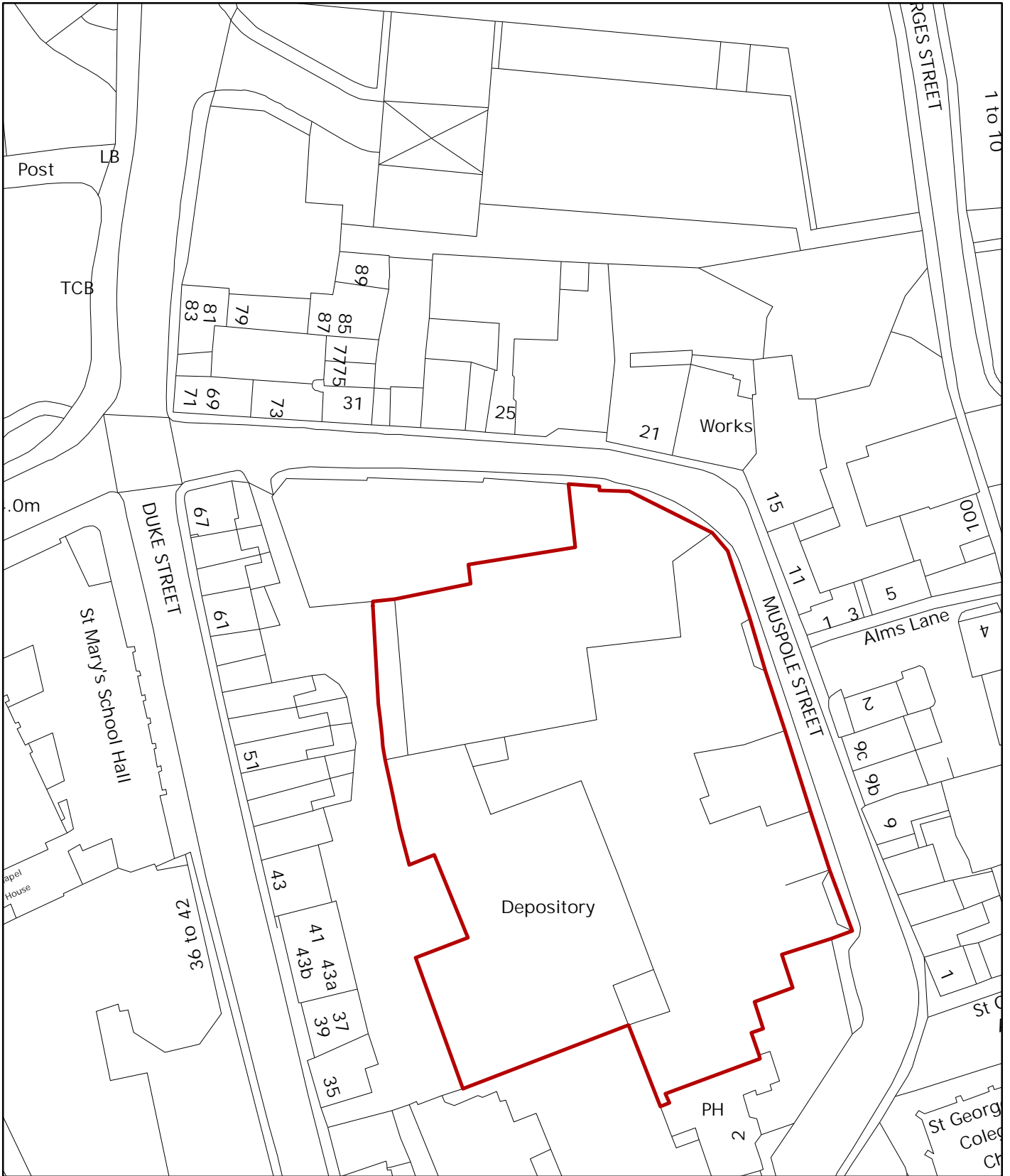
- (2) Application No (12/00144/ET Extension of time period for previous conservation area consent 08/00867/C 'Demolition of modern extensions to Lion House and Seymour House and demolition of single storey detached buildings to east of site.' and grant conservation area consent, subject to the following conditions:-
1. The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission.
 2. The phase 1 demolition (as detailed on approved drawing number 30616 102(P1)) hereby permitted, shall not be implemented until one of the following has been submitted to and agreed in writing by the Local Planning Authority:
 - a) details of bonafide contractual arrangements for the redevelopment of the site with a start date no later than 6 months from the implementation of the phase 1 demolitions; or
 - b) details for interim remediation and landscaping of the site, including boundary treatments.

Any landscaping and remediation measures agreed under b) above shall be implemented in full within three months of the demolition or such further period which may be agreed in writing with the Local Planning Authority.

The phase 2 demolition (as detailed on approved drawing number 30616 102 (P2)) hereby permitted, shall not be implemented until details of bonafide contractual arrangements for the redevelopment of the site with a start date no later than 6 months from the implementation of the phase 2 demolition.
 3. The conservation area consent hereby permitted shall not be implemented until a full written and photographic record of the historic door on the east elevation of the derelict single storey building to east of the site has been submitted to and agreed in writing by the Local Planning Authority.

4. Any damage to the adjacent buildings Lion House and Seymour House as a result of the demolition shall be made good within 3 months of the demolition to the written satisfaction of the Local Planning Authority.

(Reasons for approval:- The recommendation has been made with regard to the provisions of saved policy HBE8 of the City of Norwich Replacement Local Plan (Adopted Version November 2004) and the National Planning Policy Framework and other material planning considerations, it is considered that subject to the conditions as listed and the redevelopment of the site, the demolition is considered acceptable.



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Planning Application No 12/00143/ET & 12/00144/ET

Site Address Depository Building Part Lion House & Part Seymour House, Muspole Street

Scale 1:750



NORWICH
City Council

PLANNING SERVICES

