

Report to Planning applications committee

Item

9 February 2017

Report of Head of planning services

Subject Application no 16/01625/F - 1 Beckham Place, Edward Street, Norwich NR3 3DZ

Reason for referral Objection

4(b)

Ward:	Mancroft
Case officer	Becky Collins - beckycollins@norwich.gov.uk

Development proposal		
Conversion of two storey property into 3 No. flats and first floor rear extension.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1	Principle of Development
2	Design and Heritage
3	Amenity
Expiry date	26 December 2016
Recommendation	Approve



The site and surroundings

1. The application site lies to the north of Edward Street and Anglia Square, accessed off Beckham Place, a narrow road currently leading to car parking to the front and rear, with planning permission to construct residential units on the rear car parking site.
2. The proposal is to convert the existing building, previously Anglia Bowls Centre a primarily A1 use, to flats. The existing building does not have a street frontage, but its side elevation is visible from Edward Street.
3. The building is constructed of red brick with metal windows and a wooden hatch with winch above on the side, southern elevation. The applicant states that the fabric of the building is in an advanced state of disrepair, with the single glazed windows needing replacement. There is no insulation within the brick walls and the roof needs replacing. The proposals include these works. The frontage element of the building onto Beckham Place is two storey, to the rear are single storey extensions which form a U shape along the north and east elevations to create a central courtyard space to the rear (east). These rear elements will remain in use as Anglia Bowls Centre, with a new entrance off the courtyard.
4. There is hardstanding for car parking to the south of the existing building and bin storage within the courtyard. There are a number of mature trees along the eastern boundary of the site.
5. To the west of the site are two blocks of four storey flats. To the north of the site is the Bradbury Activity Centre, which is a centre for blind and partially blind people. To the east is Epic Studios as well as other residential properties.

Constraints

- Anglia Square Conservation Area
- Area of main archaeological interest
- Critical Drainage Catchment Area
- Regeneration Area
- Car parking reduction area
- City centre parking area

Relevant planning history

6. None

The proposal

7. Conversion of two storey property into three flats.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	2
No. of affordable dwellings	0
Total floorspace	987 square metres
No. of storeys	2
Transport matters	
Vehicular access	Off Edward Street/Beckham Place
No of car parking spaces	9
No of cycle parking spaces	To be conditioned
Servicing arrangements	To be conditioned

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
No objection, subject to no change to the external footprint of the building. The building up of the single storey workshop to the rear would cut out natural light and windows in the rear elevation look directly into the bedroom of number 6 Cross Keys Yard, Magdalen Street, despite the distance between the buildings, as well as block light to the rear courtyard of 7 Cross Keys Yard.	Section 3: Amenity
Epic Centre has a 3am licence and makes a lot of noise, having a house so close to an existing noise creator will cause problems and therefore object to the change of use from commercial.	Section 3: Amenity

Issues raised	Response
A separate boundary dispute concern has also been raised by the Epic Centre.	This is not a material planning consideration but a legal matter.

Consultation responses

9. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Environmental protection

10. Have raised concerns with regards to potential noise impacts from the Epic Centre. They suggest conditions to prevent occupation of the dwellings prior to approval of appropriate acoustic glazing and passive/forced acoustic ventilation and other noise mitigation measures to be agreed.

Assessment of planning considerations

Relevant development plan policies

11. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS11 Norwich city centre
12. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM4 Providing for renewable and low carbon energy
 - DM5 Planning effectively for flood resilience
 - DM9 Safeguarding Norwich's heritage
 - DM12 Ensuring well-planned housing development
 - DM13 Communal development and multiple occupation
 - DM18 Promoting and supporting centres
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing
 - DM32 Encouraging car free and low car housing

Other material considerations

13. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF2 Ensuring the vitality of town centres
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF12 Conserving and enhancing the historic environment

14. Supplementary Planning Documents (SPD)

- Trees, development and landscape SPD adopted XXXX

Case Assessment

15. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

16. Key policies and NPPF paragraphs – JCS2: Promoting good design DM13 and DM17 and NPPF Paragraphs of particular relevance 9, 17, 56, 60-66 and 128 - 141.
17. The proposal includes the conversion of an existing building to two residential units. Policy 6 of the NPPF and 4 of the Joint Core Strategy (JCS) promote the delivery of housing in sustainable locations, close to existing services and facilities, this site is located very close to the city centre and close to Anglia Square which is a district centre with lots of shops and services along Magdalen Street.
18. Policy DM13 deals with the conversion of properties into flats. DM13 states that this is appropriate where a high standard of amenity can be achieved for existing and future occupants; proposals would not compromise wider regeneration proposals; would not have a detrimental impact on the character or appearance of the surrounding area; the proposal will result in a diverse mix of uses; and a satisfactory standard of servicing, parking and amenity space is provided. Compliance with this policy is further discussed below.
19. Policy DM17 of the Norwich Local Plan aims to protect small business sites. This policy states that the loss of these types of units will only be permitted where units are no longer viable or feasible; where the retention of the unit would be detrimental to local amenities; or where there would be an overriding community benefit. The existing business will be retained on site in the single storey building to the rear of the

frontage, two-storey unit and on this basis the proposal is considered in accordance with policy DM17.

Main issue 2: Design and Heritage

20. Key policies and NPPF paragraphs – JCS2, DM3, DM9 and NPPF paragraphs 9, 17, 56 and 60-66 and paragraphs 128-141.
21. The building, as existing, has undergone some alterations and is fairly industrial in appearance, this is accentuated by the ‘winch and hatch’ on the side elevation. It is proposed that this is to be retained.
22. The property is located in the Anglia Square Conservation Area. The Conservation Area Appraisal for this area describes this area as being *‘dominated by late C20 commercial developments, industrial units and surface car parking. Typical of the character of this site. The area was subject to comprehensive redevelopment in the 1960s and 70s and is one of very poor townscape quality which visually severs the northern housing areas from the rest of the historic central area’*. The Conservation Appraisal suggests that any future development in this part should seek uplift, however small, in quality in the street scene.
23. The proposal includes new replacement fenestration including grey aluminium windows, a new roof (metal standing seam roof) and infill timber cladding to the front elevation and a small brick first floor extension to the rear elevation. The proposals, subject to condition to discharge the exact materials to be used, are considered acceptable with the metal roof and aluminium window frames making reference to the areas commercial/industrial past. The proposed timber cladding takes its reference from the new flats to the west, providing some continuity in the street scene.
24. The plans have been amended on the advice of officers during the planning application process. This has resulted in the removal of an external staircase, which was considered to have a detrimental impact on street scene and the character and appearance of the Conservation Area, despite this part of the proposal allowing for the re-use of the ‘hatch’ on the southern side of the building. The staircase has subsequently been removed and a small 1.5 metre width extension placed on the first floor rear elevation of the building to accommodate internal stair. This has resulted in two small units at first floor level with awkward layouts and the kitchen of flat 2 is served only by roof lights. However, the flats as proposed meet the nationally prescribed space standards and on this basis the revisions to layout are considered appropriate within the Conservation Area.
25. Further conditions are required for the construction of bin or cycle stores, and appropriate gates and boundary treatments are used to preserve the character of this part of the Conservation Area.

Main issue 3: Amenity

26. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

27. Policy DM13 requires a high standard of amenity for future occupants and a satisfactory standard of servicing, parking and amenity space. The proposal includes no private amenity space for future occupants, especially as the courtyard will provide the entrance to the A1 unit to the rear and potential bin storage as well.
28. The proposal includes new and relocated first floor windows in the rear elevation of the building to provide light to bedrooms. There are residential properties to the rear of the application site, approximately 25 metres away. This is considered to be adequate separation distance to protect the amenity of existing and future occupants.
29. Letters of representation have been received raising concerns with the applicants extending the footprint of the existing building. The plans have been amended to include a small extension to the first floor of the building. Given the size of this extension and the distance away from neighbouring properties, it will not materially impact upon their amenity and on this basis is considered acceptable.
30. There is a living room window proposed in the ground floor rear elevation. Although the use of the courtyard could impact the future occupants of this unit, it is likely that the A1 unit to the rear will only be in use during the day and the application states that the occupant of the ground floor unit will be the owner of the A1, although this could not be guaranteed through this permission. The site is a constrained site and this relationship and the limited amount of amenity space could impact the amenity of the future occupant, it is not considered that given the size of this unit and its location close to city centre, amenities and a local park would be significantly detrimental to warrant refusal of planning permission at this time.
31. One concern with regards to amenity for future occupants is noise. In accordance with Policy DM11 of the Norwich Local Plan, appropriate noise mitigation measures should be implemented within the building to protect future occupants from noise generated between the units. Also, as the site is surrounded by commercial premises on its eastern sides. Appropriate noise mitigation measures can be secured via condition, as recommended by Environmental Protection to protect the amenities of future occupants from noise.

Compliance with other relevant development plan policies

32. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes, as existing
Refuse Storage/servicing	DM31	Yes subject to condition

Requirement	Relevant policy	Compliance
Energy efficiency	JCS 1 & 3 DM3	Yes subject to condition
Water efficiency	JCS 1 & 3	Yes subject to condition

Other matters

33. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation: List relevant matters.

Trees

34. There are a number of trees on the boundary of the site. Any works to trees would require the prior consent of the Local Authority due to the sites location within the Conservation Area. The application submission mentions works to these trees and subject to a condition to control those works then this part of the proposal is considered in accordance with Policy DM7 of the Norwich Local Plan.
35. The site is located close to local bus stops and is within easy walking distance of the City Centre. The application submission states that there is adequate parking provision within the site for the flats and the business to the rear of the site with a total number of 9 spaces available. A low or no residential parking scheme is considered acceptable in this location and part of the car parking area may be required for bin and cycle storage. On this basis, the proposed car parking as shown is considered acceptable.

Highways

36. The proposals also include the use of the courtyard for bin storage, this may be appropriate. However, a condition is required to demonstrate that there is sufficient storage space for the number of bins required and should include separation between the bin storage for the residential use and the A1 unit. There is however, sufficient space within the wider site to accommodate adequate bin and cycle storage.

Energy

37. Policy 3 of the Joint Core Strategy requires new development to be water efficient. A condition will be added to ensure the proposals meet with this requirement.

Equalities and diversity issues

38. There are no significant equality or diversity issues.

Local finance considerations

39. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance

considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.

40. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
41. In this case local finance considerations are not considered to be material to the case.

Conclusion

42. As set out above, the development is considered in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 16/01625/F - 1 Beckham Place, Edward Street, Norwich, NR3 3DZ and grant planning permission subject to the following conditions:

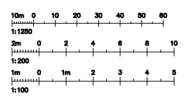
1. Standard time limit;
2. In accordance with plans;
3. Bin and cycle storage
4. Materials including windows and doors
5. Conservation roof lights
6. Preservation of conservation features i.e. winch
7. Water
8. Works to boundary trees
9. Gates and boundary treatment
10. Acoustic measures

Article 35(2) Statement

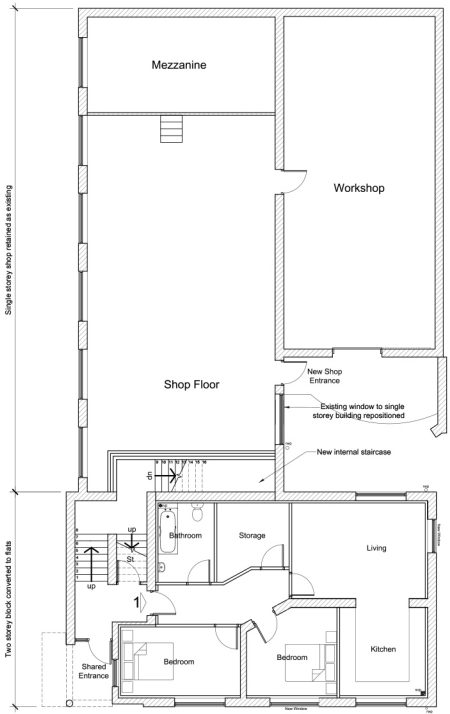
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.

This drawing is the copyright of Paul Robinson Partnership (UK) LLP and can only be reproduced with their written permission. This drawing is not to be scaled. Any discrepancies on site are to be notified to Paul Robinson Partnership (UK) LLP. This drawing has been prepared for Planning and Building Regulations purposes only and does not constitute or form part of any contract unless specifically amended thereto in writing by Paul Robinson Partnership (UK) LLP. On this drawing the term 'client' means the client named in the title block.

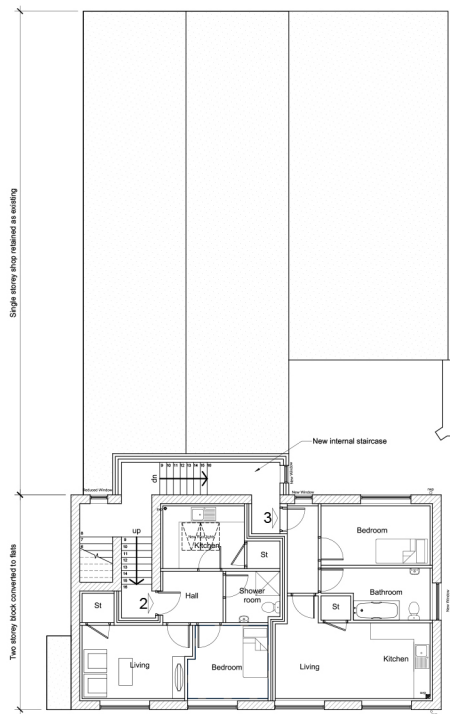
All intellectual property rights are vested with Paul Robinson Partnership (UK) LLP and cannot be used or reproduced without their permission.
Copyright 2016



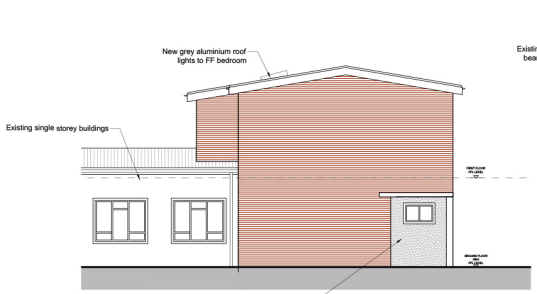
Location Plan 1:1250



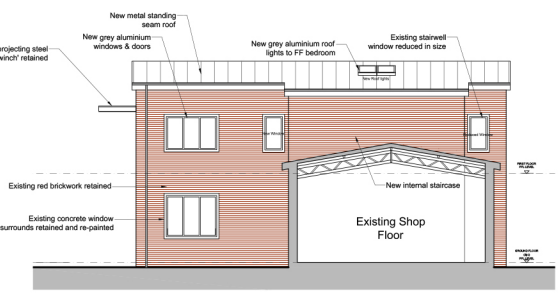
Ground Floor Plan - Flat 1
1:100



First Floor Plan - Flats 2 & 3
1:100



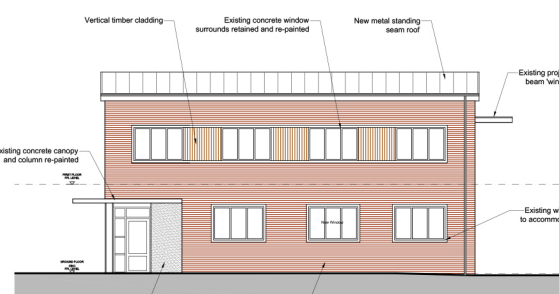
North Elevation 1:100



East Elevation 1:100



South Elevation 1:100



West Elevation 1:100



Site Block Plan 1:200

B	11.1.17	Flat 2 layout amended following planner comment	RB
A	12.12.16	Drawings amended following planner comment	RB
rev:	date:	description:	by:



Paul Robinson
PARTNERSHIP
ARCHITECTURE + SURVEYING

Head Office: The Old Vicarage, Church Plain,
Great Yarmouth, Norfolk NR30 1NE
tel: 01493 842219
e-mail: enquiries@paulrobinsonpartnership.co.uk
Norwich Office: Gateway, Unit 1, 83-87
Pottergate, Norwich, Norfolk NR2 1DZ
tel: 01603 397057
e-mail: norwich@paulrobinsonpartnership.co.uk
web: www.paulrobinsonpartnership.co.uk

client:
Anglia Bowls

location:
**1 Beckham Place, Edward St,
Norwich, NR3 3DZ**
title:
Proposed Drawings

scale @ A1: As Shown	drawn by: RB
date: Oct 2016	approved: RB
project no: 7595	revision: B

Planning