

Planning applications committee

Date: Thursday, 14 December 2017

Time: 09:30

Venue: Mancroft room, City Hall, St Peters Street, Norwich, NR2 1NH

Committee members:

Councillors:

Driver (chair)
Maxwell (vice chair)
Bradford
Button
Carlo
Henderson
Jackson
Malik
Peek
Sands (M)
Woollard
Wright

For further information please contact:

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Agenda

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1 Apologies

To receive apologies for absence

2 Declarations of interest

(Please note that it is the responsibility of individual members to declare an interest prior to the item if they arrive late for the meeting)

3 Minutes

5 - 10

To approve the accuracy of the minutes of the meeting held on 9 November 2017

4 Planning applications

Please note that members of the public, who have responded to the planning consultations, and applicants and agents wishing to speak at the meeting for item 4 above are required to notify the committee officer by 10:00 on the day before the meeting.

Further information on planning applications can be obtained from the council's website:

<http://planning.norwich.gov.uk/online-applications/>

Please note:

- The formal business of the committee will commence at 9.30;
- The committee may have a comfort break after two hours of the meeting commencing.
- Please note that refreshments will not be provided. Water is available
- The committee will adjourn for lunch at a convenient point between 13:00 and 14:00 if there is any remaining business.

Summary of applications for consideration

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Standing duties

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4(a) Application no 17/01295/F - Car Park adjacent to Sentinel House 37 - 43 Surrey Street Norwich 15 - 60

4(b)	Tree Preservation Order [TPO], 2017. City of Norwich Number 523; 32 Leopold Road, Norwich, NR4 7PJ.	61 - 76
4(c)	Tree Preservation Order [TPO], 2017. City of Norwich Number 524; The Moorings, Norwich.	77 - 92
4(d)	Tree Preservation Order [TPO], 2017. City of Norwich Number 526; To the front of North Earlham Stores, 308 Bowthorpe Road, Norwich, NR5 8AB	93 - 108
4(e)	Application no 17/01180/F - 171 Newmarket Road, Norwich, NR4 6AP	109 - 124
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Date of publication: **Wednesday, 06 December 2017**



Planning applications committee

09:30 to 11:35

9 November 2017

Present: Councillors Driver (chair), Maxwell (vice chair), Bradford, Bremner (substitute for Councillor Sands (M)), Button, Carlo, Jackson, Lubbock (substitute for Councillor Wright), Malik, Peek, and Woollard

Apologies: Councillor Henderson, Sands (M) and Wright

1. Declarations of interest

Councillor Jackson referred to item 4 (below), Application no 17/01259/MA - 19 Leopold Road, Norwich, NR4 7AD and said that he had spoken to the resident of the adjacent property but did not have a pre-determined view on this application.

2. Minutes

RESOLVED to agree the accuracy of the minutes of the meeting held on 12 October 2017.

3. Application no 17/01515/F, Somerley Residential Care Home, Somerleyton Street, Norwich NR2 2BT

The planner presented the report with the aid of plans and slides. During the presentation she explained the measures that the applicant had agreed to address concerns received from adjacent residents about the change of use from a care home to student accommodation.

The planner and the area development manager (inner area) referred to the report and answered members' questions. It was not possible to move the bus stop because of the narrow pavement in Unthank Road. However, the use of a plastic grid which was over-seeded would protect the tree roots and facilitate the informal extension of the pavement, making more room for pedestrians and people waiting at the bus stop. A hedge was not proposed to protect the tree roots as it would obstruct the view of the trees and open space. The scheme was for the conversion of an existing building and measures to encourage biodiversity were not required. However, bio-diversity enhancement would be considered as part of the landscaping scheme, particularly in relation to boundary treatments. Members were referred to the plans and advised that the room sizes and bathroom provision complied or exceeded national space standards. Members also asked about cycle storage provision and sought reassurance that more could be provided if required. A member pointed out that there would be congestion at the start and end of term when students were dropped off. Officers advised that arrangements for this could

be incorporated into the management plan where residents would be given a time slot.

Members commented on the change of use from a residential care home to student accommodation and noted that there residents had been relocated to the new care home at Bowthorpe. Councillor Bradford expressed concern about the loss of a residential care home at this site as he said that it was in an “ideal location” for older people, near to the city and adjacent to a bus stop and that residents missed their neighbours. Other members noted that this application would bring back a vacant building into use, provide student accommodation and help free up housing for families rather than converting family homes to houses in multiple-occupation.

Discussion ensued on the provision of cycle parking and members noted that 40 spaces for 66 residents did not meet the council’s policy. There was no provision for the bicycles of visitors. A member said that whilst this deficiency did not outweigh the benefits of the scheme, the agreement on cycle storage details should demonstrate that additional storage could be provided to ensure that demand was met. Members were advised that the emerging cycle hire scheme had not been taken into account when assessing the amount of cycle storage but experience from other sites showed that not all of the cycle parking spaces were being taken up when the full policy compliant number of spaces was provided.

RESOLVED, with 10 members voting in favour (Councillors Driver, Maxwell, Button, Bremner, Carlo, Jackson, Wright, Malik, Peek and Woollard) and 1 member voting against (Councillor Bradford) to approve application no. 17/01515/F - Somerley Residential Care Home, Somerleyton Street, Norwich, NR2 2BT and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Cycle storage details to be agreed;
4. Management arrangements to be agreed;
5. Refuse arrangements to be agreed;
6. Landscaping scheme to be agreed;
7. Method for protecting the bare earth bank to the front of the site to be agreed;
8. Security measures to be agreed;
9. Matching materials.

4. Application no 17/01259/MA - 19 Leopold Road, Norwich, NR4 7AD

The area development manager (inner area) presented the report with the aid of plans and slides.

The immediate neighbour of the site addressed the committee and outlined her concerns and those of other local residents about the development of the site and that it was not in accordance with the agreed plans and was detrimental to the amenity of existing neighbours. This included concern that the porch extension of the first floor of the detached house would result in higher occupancy. The larger dormer windows of the terraced houses would result in loss of privacy to the neighbouring properties. Other concerns included the lack of car parking on the site and the discrepancy in the roof line with existing buildings in Melrose Road.

The agent addressed the committee on behalf of the applicant. He explained that the height of the buildings had been constructed in accordance with the original planning permission. The dormer windows were no higher or larger than the approved dormer windows. However, building regulations required the windows to be used as a secondary means of escape and therefore the sills had been lowered and the windows could open out to allow egress. Plot 1 (the detached house) had the same ground floor footprint as the original plan. The first floor was slightly larger.

The area development manager (inner area) referred to the report and responded to the issues raised by the speakers and members' questions. He explained which elements of the application were included in the retrospective application. The existing consent did not include car parking and therefore it would be unreasonable to include it as part of this application. The height of the adjacent building had been misrepresented in the original plans but this was a corner plot and the difference in the roofline did not make a material difference to the street scene. The applicant had not breached the planning permission as the buildings had been constructed to the approved roof height of 8.6 metres. The applicant had given no reason for the removal of the solar panels from the scheme and there was no policy to support this requirement. The size of the solar panels would not have produced a great deal of energy.

Discussion ensued in which members considered the application. Members expressed concern about the loss of the solar panels from the scheme.

Councillor Jackson said that he was concerned about the amendments to the planning permission for this scheme. He considered that the changes to the detached house and the dormer windows of the terraced houses were detrimental to the amenity of the neighbouring properties at 21 Leopold Road and 52 Melrose Road. He also regretted the loss of the solar panels from the scheme. Councillor Wright expressed his concern about the removal of the solar panels from the scheme and the misstating of the ridge height in the original plans, and that the scheme was not being built in accordance with the approved plans.

RESOLVED, with 6 members voting in favour (Councillors Driver, Maxwell, Button, Peek, Woollard and Bradford), 2 members voting against (Councillors Jackson and Wright) and 3 members abstaining from voting (Councillors Bremner, Carlo and Malik) to approve application no. 17/01259/MA - 19 Leopold Road, Norwich, NR4 7AD and grant planning permission subject to the following conditions:

1. In accordance with plans;
2. Materials, boundary treatments and external lighting in accordance with application 14/00770/D;
3. Obscure glazing to rear of plot 1 (upper floor);
4. Bin and bike stores in accordance with 14/00770/D;
5. No occupation until vehicular access shown on drawing 5800A-P01 rev L have been extinguished and adjacent footway reinstated with full height kerbs in accordance with 14/00770/D;
6. Landscaping of plots 2-4 in accordance with details approved under 14/00770/D;
7. Details of landscaping to plot 1 to be agreed prior to occupation;
8. Water efficiency;
9. No occupation until verification report submitted;

10. Monitoring, maintenance and contingency action in relation to condition 9.

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.

(The committee adjourned for a short break at this point. The committee reconvened with all members listed present as above.)

5. Application no 17/01192/O - 215 Woodcock Road, Norwich, NR3 3TE

The senior planner presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports which was circulated at the meeting and contained a summary of two further representations from objectors and the officer response. Members were advised that the application was an outline planning application for the principle of development and that details would be considered in a reserved matters application.

The senior planner, together with the area development manager (inner area), referred to the report and answered members' questions. He explained that the plans were indicative of the layout of the scheme for two houses and one bungalow.

During discussion, Councillor Carlo expressed her concern that the council did not have an approved policy on the development of garden land. She objected to the development on a garden site when there were designated brownfield sites with planning consent which had not been developed. Other members considered that the garden space was sufficiently large enough for the two houses and a bungalow and that residential dwellings overlooking St Clements Park would improve safety. A member said that as the scheme contributed to the five year land supply, it would be pointless to refuse this outline application as the council did not have a policy on development of garden land.

RESOLVED, with 10 members voting in favour (Councillors Driver, Maxwell, Button, Bremner, Jackson, Wright, Malik, Peek, Woollard and Bradford), and 1 member voting against (Councillor Carlo) to approve application no. 17/01192/O - 215 Woodcock Road, Norwich, NR3 3TE and grant planning permission subject to the following conditions:

1. Application for reserved matters to be made within 3 years of the date of permission, development to commence within 2 years of approval of reserved matters
2. No development to take place without approval of reserved matters relating to appearance, landscaping, scale, layout and access.
3. Unexpected contamination to be reported.
4. Imported topsoil/subsoil to be certified.
5. No occupation to take place without details of bicycle storage, vehicle parking and servicing facilities being approved and the approved details to be implemented in full.

6. No development to take place until a scheme to mitigate the impacts of surface water flooding has been submitted for approval and approved scheme to be implemented in full.
7. Water efficiency condition.
8. Two no. street trees to be provided on grass verge outside 217 Woodcock Road.

Article 35(2) Statement:

The local planning authority in making its recommendation 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, following negotiations with the applicant and subsequent amendments the application has been recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.

6. Application nos 17/00896/F and 17/00902/L - 68 St Stephens Road, Norwich, NR1 3RE

The planner presented the report with the aid of plans and slides.

During discussion, the planner referred to the report and answered members' questions. He explained that the interior of the listed building had been changed many times over the years and that the window that was proposed to be removed was not the original one. The current ground floor layout was not conducive to modern family living. There were no changes to the façade. A member suggested that the roof of the extension should be a flat, sedum roof. The planner advised that whilst he would normally support the suggestion of a sedum roof, in this case it was not in keeping with the listed building. The proposal did not affect the arrangements for parking on the site.

Councillor Jackson said that he would be voting against the proposal because he did not think the benefits of the extension justified tampering with a listed building, which was not unusable as a house.

Discussion ensued in which members noted that the terraced housing had been a nurses' home and original features had been stripped out and reinstated as part of the refurbishment prior to sale.

RESOLVED, with 10 members voting in favour (Councillors Driver, Maxwell, Button, Bremner, Carlo, Wright, Malik, Peek, Woollard and Bradford) and 1 member (Councillor Jackson) to approve:

- (1) application no. 17/00896/F - 68 St Stephens Road Norwich NR1 3RE and grant planning permission subject to the following conditions:
 1. Standard time limit;
 2. In accordance with plans;
- (2) application no. 17/00902/F - 68 St Stephens Road, Norwich, NR1 3RE and grant Listed Building Consent subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of materials: including brick sample and sample panel including brick bond and mortar, roof covering, fascia details, rainwater goods, specification of doors and rooflight.
4. Demolition by hand to new opening to rear wall and enlargement of opening between existing kitchen and dining room.
5. Section details of increased structural openings
6. Listed building making good
7. Stop works if unidentified features revealed.

Reason for approval - The development is 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.

CHAIR

Summary of applications for consideration

ITEM 4

14 December 2017

Item no	Application no	Location	Case Officer	Proposal	Reason for consideration at Committee	Recommendation
4(a)	17/01295/F	Car park adj Sentinel House, Surrey Street	Joy Brown	Redevelopment of site to provide 285 student bedroom development with associated access and landscaping.	Objections and departure from local plan	Approve
4(b)	TPO 523	32 Leopold Road	Mark Dunthorne	Tree Preservation Order – 1 No. Sycamore in rear garden.	Objections	Confirm without modifications
4(c)	TPO 524	The Moorings	Mark Dunthorne	Tree Preservation Order – 3 No. Italian Alder in front of 1 – 3 The Moorings.	Objections	Confirm without modifications
4(d)	TPO 526	Bowthorpe Road at the front of 308 North Earlham Stores	Imogen Mole	Tree Preservation Order – 2 No. Lime Trees in front of 308 Bowthorpe Road.	Objections	Confirm without modifications
4(e)	17/01180/F	171 Newmarket Road	Steve Polley	Construction of detached two-storey dwelling.	Objections	Approve
4(f)	17/01535/F	25 Pitchford Road	Steve Polley	Extensions and conversion to large HMO.	Objections	Approve
4(g)	17/01452/F	15 Wordsworth Road	Steve Polley	Change of use from dwelling (Class C3) to 7 bed HMO (Sui Generis) with single storey side and rear extension.	Objections	Approve

STANDING DUTIES

In assessing the merits of the proposals and reaching the recommendation made for each application, due regard has been given to the following duties and in determining the applications the members of the committee will also have due regard to these duties.

Equality Act 2010

It is unlawful to discriminate against, harass or victimise a person when providing a service or when exercising a public function. Prohibited conduct includes direct discrimination, indirect discrimination, harassment and victimisation and discrimination arising from a disability (treating a person unfavourably as a result of their disability, not because of the disability itself).

Direct discrimination occurs where the reason for a person being treated less favourably than another is because of a protected characteristic.

The act notes the protected characteristics of: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The introduction of the general equality duties under this Act in April 2011 requires that the council must in the exercise of its functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by this Act.
- Advance equality of opportunity between people who share a relevant protected characteristic and those who do not.
- Foster good relations between people who share a relevant protected characteristic and those who do not.

The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

The council must in the exercise of its functions have due regard to the need to eliminate unlawful discrimination against someone due to their marriage or civil partnership status but the other aims of advancing equality and fostering good relations do not apply.

Crime and Disorder Act, 1998 (S17)

- (1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its

various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

- (2) This section applies to a local authority, a joint authority, a police authority, a National Park authority and the Broads Authority.

Natural Environment & Rural Communities Act 2006 (S40)

- (1) Every public authority must, on exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

Planning Act 2008 (S183)

- (1) Every Planning Authority should have regard to the desirability of achieving good design

Human Rights Act 1998 – this incorporates the rights of the European Convention on Human Rights into UK Law

Article 8 – Right to Respect for Private and Family Life

- (1) Everyone has the right to respect for his private and family life, his home and his correspondence.
- (2) There shall be no interference by a public authority with the exercise of his right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the rights and freedoms of others.
- (3) A local authority is prohibited from acting in a way which is incompatible with any of the human rights described by the European Convention on Human Rights unless legislation makes this unavoidable.
- (4) Article 8 is a qualified right and where interference of the right can be justified there will be no breach of Article 8.

Report to Planning applications committee

Item

14 December 2017

Report of Head of planning services

Subject Application no 17/01295/F - Car Park Adjacent To
Sentinel House 37 - 43 Surrey Street Norwich

**Reason
for referral** Objection and significant departure from development
plan

4(a)

Ward:	Mancroft
Case officer	Joy Brown - joybrown@norwich.gov.uk

Development proposal		
Redevelopment of site to provide 285 student bedroom development with associated access and landscaping.		
Representations on application as submitted		
Object	Comment	Support
33	0	0
Representation of revised proposal		
Object	Comment	Support
43	0	0

Main issues	Key considerations
1 Principle of development	Loss of office led allocation and the provision of student accommodation.
2 Design	Routes through the site, position of entrances, footprint and layout, height and massing, external appearance and external spaces.
3 Heritage	Impact on the conservation area and nearby statutory listed buildings and locally listed Carlton Terrace.
4 Landscaping, trees and biodiversity	Hard and soft landscaping, trees along Queens Road, St Catherine's Yard Walk, external amenity spaces, biodiversity
5 Transport	Car free development, provision of bin and bike stores, drop off/pick up at the start/end of term.
6 Amenity	Impact upon neighbouring residents of Carlton Terrace and future residents of Sentinel House taking into consideration noise, overlooking, overshadowing and loss of light. Living conditions for future residents including size of units, light, external space, noise and air quality.
7 Energy and water	Renewable energy and water efficiency.
8 Flood risk	The management of surface water drainage
9 Contamination	Requirement for further intrusive testing
Expiry date	13 November 2017 (extension of time agreed until 21 December 2017)
Recommendation	Approve subject to conditions

The site and surroundings

1. The 0.48 ha site is situated on the southern side of Surrey Street with the southern boundary of the site abutting the public car park on Queens Road, which forms part of Norwich's inner ring road.
2. The site is a car park which is adjacent to Sentinel House, a former Aviva office building which was last in use in October 2015. Sentinel House is a predominately five to six storey building with the element on the corner of Queens Road and All Saints Green being three storey. Work is currently underway to convert Sentinel House to 199 residential units which was permitted under a prior approval application.
3. The site is currently accessed from Surrey Street but the application site does also include a stretch of grass to the south of Sentinel House which is owned by Norfolk County Council. This stretch of grass runs along Sentinel House to the corner of Queens Road and All Saints Green.
4. The surrounding area is mixed in terms of its uses with there being offices and residential nearby and also a school, public house, restaurants and shops (including Sainsbury supermarket) all in close proximity. The site is also close to Norwich's bus station and other student accommodation.
5. Within the Conservation Area Appraisal it notes that the area is dominated by large office developments from the late 20th century which results in odd building lines and areas of surface car parking. The most prevalent building type is the Georgian house dating from the 19th century with Carlton Terrace located on Surrey Street being a typical example of this. This terrace is locally listed. There are also a number of listed buildings within close proximity to the site. Sentinel House is considered a negative building within the appraisal along with Norfolk Tower.

Constraints

6. The site is situated within the City Centre Conservation area. It is opposite grade II listed buildings on Surrey Street and Queens Road and is adjacent to Carlton Terrace which is locally listed. It is within the area of main archaeological interest.
7. The site is within a regeneration area and is allocated for office led mixed use development to include an element of residential (policy CC29). The site is opposite a secondary retail area (Sainsburys) and is adjacent to the office development priority area. The site also falls within the car parking increase area of the city centre parking area.
8. The main part of the site itself is relatively flat although there is a significant change in level between the site and the public car park which is defined by a retaining wall and there is also a change in level of around 1m between the rear of Carlton Terrace's car park and the site. There are no trees on the main part of the site although there are a band of trees along the boundary of the site and the public car park.

Relevant planning history

9. There is little relevant planning history on the site itself with the most recent application being a Certificate of Lawful Use for the continued use of the site for car parking ancillary to the main use of Sentinel House (11/02164/CLE). This was approved in February 2012.
10. The planning history for Sentinel House is also of particular relevance. A prior approval application was approved in January 2017 for the change of use of the basement, first, second, third, fourth and fifth floors from commercial (class B1(a)) to residential (class C3) to provide 228 residential units (16/01838/PDD). A further application was approved in April 2017 which reduces the number of units to 199 (17/00304/PDD). Work has commenced on site. An application was also approved for the installation of 75 no. additional windows and the extension of existing lightwells at Sentinel House (17/00402/F).

The proposal

11. The application seeks full planning permission for the redevelopment of the site for the erection of a 285 student bedroom development with associated access, hard and soft landscaping. The application as submitted was for 307 student bedrooms; however the number of units has been reduced by 22 as some parts of the building have been reduced in height in order to address concerns with regards to loss of light to the neighbouring Carlton Terrace.
12. The mix of units within the development will be for the follow:
 - 250 single bedrooms (including 14 accessible bedrooms) which are arranged in clusters of five to seven people
 - 35 studios
13. The development will also deliver a new pedestrian link between Queens Road and Surrey Street which will run through the site between the new building and Sentinel House. The use of hard and soft landscaping will direct pedestrians to the signal controlled crossing on the corner Queens Road and All Saints Green. A number of areas of external amenity space for future residents are proposed some of which are communal and some of which are for specific clusters. These spaces include a courtyard and two roof top terraces.
14. All servicing will be carried out from Surrey Street. The site will be car free and includes the provision of 168 cycle storage spaces for residents and 14 spaces for visitors.
15. With regards to the design and form of the proposal, the application as submitted was for a 'L' shaped building which varied in height from four to eight storeys with the highest part being on the south west corner and the building reducing in scale to the north and east. The revisions to the proposal include changes to the height. Previously the Queens Road building stepped up from 4 to 6 storeys. This has been changed to be predominately 4 storeys in height with the south-east end of the building stepping down to 3 storeys.

16. With regards to materials the predominant material will be brick (red, buff and grey brick) although the rear of the building will be white rendered. Metal is also used through the site with zinc cladding being used on the upper recessed floors, metal privacy screens and corten steel gates and panels at ground floor level.

Summary information

Proposal	Key facts
Scale	
Total no. of bedspaces	285 bedspaces (250 single bedrooms, 35 studios)
Total floorspace	7,788 sq m
No. of storeys	Varies from three to eight.
Max. dimensions	Block fronting Queens Road – 82m length, 14m deep Block fronting St Catherines Yard Walk and Sentinel House – 60m length, 15m deep. Heights vary from 9m to 24m.
Appearance	
Materials	Brick (red, buff and grey), white render, zinc cladding, metal privacy screens, corten steel gates and panels.
Energy and resource efficiency measures	Photovoltaic panels and/or air source heat pump
Operation	
Opening hours	Hours of use of roof terrace to be limited to 8am – 10pm.
Ancillary plant and equipment	Mechanically ventilated rooms. Plant room at ground floor level in north west corner of building.
Transport matters	
Vehicular access	From Surrey Street (for servicing only)
No of car parking spaces	0
No of cycle parking spaces	168 for residents and 14 for visitors
Servicing arrangements	25 x 1,100 litres bins.

Representations

Application as submitted

17. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 33 letters of representation have been received citing the issues as summarised in the table below. This includes a letter of representation from Broadland Housing who owns Carlton Terrace and the Norwich Society. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Carlton Terrace is an affordable housing scheme which includes many residents who are vulnerable and whose quality of life will be impacted by the proposed development. The design of the proposal will have an adverse impact on the health and welfare of the residents of Carlton Terrace.	See main issue 6
The site has been undeveloped for over 20 years. The residents of Carlton Terrace have acquired an easement for rights to light.	This is a private law issue between the landowners. The presence or absence of private rights to light is not a material planning consideration.
The daylight and sunlight report highlights the impact that the development will have upon the residents of Carlton Terrace. There will be an increase of 21% in the number of windows failing to achieve BRE standards for daylight as a result of the development and the proposal will result in 7 out of 80 rooms failing to meet standards for sunlight which are all living rooms. The proposal will also lead to overshadowing. The report also fails to consider the impact on the eastern terrace. The proposal will turn our flats into dull dingy depressing places to live.	See main issue 6
The proposed scheme is poorly designed with little attention given to the height, scale, mass and materials. The proposed development will have an overbearing and visually intrusive impact on residents of Carlton Terrace which is locally listed and would look out of place. Little consideration has also been given to the impact on the other nearby listed buildings. The proposal does therefore not respect, enhance and respond to the character and local distinctiveness of the area.	See main issue 2 and 3

Issues raised	Response
The proposed development will increase noise and in particular the roof terraces will result in noise, disturbance and overlooking to Carlton Terrace. It will cause a complete loss of outlook and privacy.	See main issue 6
The students will get a lovely rooftop garden. This is an insult as I will be looking at them enjoying their sunny rooftop garden while I am sitting on my dull dingy balcony.	See main issue 6
The location of the bins could create issues with smells close to Carlton Terrace.	Bins need to be located close to the road. They will be enclosed within a store.
The development is contrary to Policy and limited information has been provided to justify the loss of land allocated for employment or to demonstrate how and where Norwich's housing need would be met if this site is removed as a space for general housing. The proposal will also result in a destabilisation of the community due to 'studentification'. There have been a large number of students schemes approved or that are currently under construction in the area. This will result in the city centre being dominated by short term tenure households where people are more transient and have less attachment and sense of belonging. The local character of All Saints Green and St Stephens Areas needs to be protected and enhanced with additional mixed permanent residential housing.	See main issue 1
The proposal is an over development of an important site with minimal provision of open space.	See main issue 2 and 4.
The proposal will affect the view for one of the largest communities of social housing in the city centre – Carlton Terrace.	This is not a material planning consideration.
There are four permit spaces on the road. There may be ways round the students getting permits.	Students would not be entitled to resident permits.
Carlton Terrace has suffered historic subsidence and the proposed construction could lead to damage to Carlton Terrace due to the need to dig out to change the levels.	Condition 25 requires a Construction Method Statement.

Issues raised	Response
During the construction phase there would also be a lot of noisy and dirt.	
The proposed student accommodation and the conversion of Sentinel House will place great strain on existing services and infrastructure. This could potentially overload existing sewers and drains.	See main issue 8. Anglian Water has confirmed sufficient capacity.

Revised proposal

18. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three letters of representation have been received from individual residents and a letter has been received from the Carlton Residents Action Group which is sent on behalf of the residents of 39 properties. A letter of representation has also been received from Broadland Housing who own Carlton Terrace. The issues are 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
The revisions make little difference and do not go far enough. The revised proposal is still too big for the site, too close to Carlton Gardens, will still be overbearing and have a visually intrusive impact on residents. The proposal will cause overshadowing in area where people live and children play and will deprive the flats of daylight which will turn our flats into dull dark depressive places to live. The sole intension of the development is to maximise profit and little regard has been shown for the residents of Carlton Terrace and Gardens.	See main issue 6.
The reduction in rooms is minimal and will make very little difference to the size of the building. Adding a few more trees does not diminish its impact. The proposal will still directly affect the amount of light into the flats and dramatically affect the outlook.	See main issues 2, 4 and 6.
I do not wish to have any student accommodation built at the back of my flat. I cannot see the need to have yet another new student building.	See main issue 1

Issues raised	Response
The redevelopment of Sentinel House has resulted in noise pollution and a poor air quality. This development will make things much worse.	Condition 25 requires a Construction Method Statement.
The roof terraces are particularly offensive and encroach on our privacy. They will result in overlooking and noise which has been exacerbated with the inclusion of glass screens.	See main issue 6.
The site should be developed in line with the design principles set out in the St Stephens Street area outline master plan and should respect the setting of nearby locally listed.	See main issue 1 and 3.
The proposal may impact upon the stability of Carlton Terrace.	Condition 25 requires a Construction Method Statement.
The proposed student accommodation will put a great strain on existing services and infrastructure as well as refuse collection, GP and dental practices.	See main issue 8. Anglian Water has confirmed sufficient capacity. UEA has medical centre.
'Studentification' can lead to the unbalancing of local community particularly as they are more transient. There have already been a number of permitted student schemes in the area. The overdevelopment of purpose built accommodation for students will encourage further marketization of student accommodation, taking rent levels to new heights. This will discourage bright students from working-class backgrounds away from university.	See main issue 1

Consultation responses

19. 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.

Anglian Water

20. There is currently sufficient capacity for foul drainage and foul sewerage. The surface water strategy submitted with the application is unacceptable and request a condition requiring a drainage strategy.

City wide services

21. The proposal is acceptable. The bins are being stored in a location with easy access to the road.

Design and conservation

22. This is a well-considered development proposal that will significantly enhance the design, conservation and landscape quality of the conservation area.

Environmental protection

23. Based on the location and proposed use good quality sealed unit double glazed window units on all windows should be proposed. An alternative means of ventilation should be provided so that fresh air from the roof or from Surrey Street can be supplied to the residential units without the need for opening windows. The development is located within an Air Quality Management Area (AQMA) hence the alternative means of ventilation. I would also ask that the applicant submit details of the installation of any plant or machinery including mechanical ventilation units etc. The applicant should also consider mitigating noise emissions from the plant and machinery and any plant and machinery installed on site must be serviced and maintained in accordance with manufacturers or installers recommendations.
24. An advisory should be attached to any permission advising that the 25 x 1100-litre bins might not be sufficient to service the 307 units. If a second collection is required because the bin provision is not sufficient then it would be up to the managing agent or owner of the site to make the necessary arrangements for a second collection.
25. Standard conditions required for contamination

Environment Agency

26. No comments received

Highways (local)

27. No objection. The proposal provides a car free development and improved walking route to the signal controlled crossing at Brazengate. The landscape scheme adjacent to Queens Road deters jaywalking to a certain extent by directing pedestrians along the walking route but I would like to see the landscape treatment being more robust.
28. The travel plan makes reference to the start and end of term times but there is no way of knowing how successful this will be. It is suggested that a condition is attached to any consent requiring a review of the travel plan if necessary.
29. Comments on revised plans – Overall the revised scheme is successful from a transportation point of view. The landscaping proposals adjacent to Queens Road will develop a highly attractive walking route to the sites and the planting should deter jaywalking across to Sainsbury's. This may take time to be established and should suggest some interim fencing whilst this grows to maturity. It is proposed that the highway authority will adopt the corner paving as part of a s278/s38 agreement. There will need to be tactile paving and the removal of the extant guard

railings. A number of matters will also need to be addressed on Surrey Street which can be included in the s278 application.

Highways (strategic)

30. No strategic highway objection provided the connecting footway link is provided. The applicant indicates transfer of land will take place when planning permission granted. I recommend the decision notice is withheld until the transfer takes place or alternatively the land transfer and planning consent take place simultaneously.

Historic England

31. No comment

Landscape

32. A number of suggestions have been made to improve the landscaping scheme and to enhance biodiversity – full comments available on public access.

Norfolk County Council – Travel Planning

33. No comments received

Norfolk County Council - Lead Local Flood Authority

34. Initially insufficient information was provided in terms of the drainage strategy. The applicant has since provided additional details including calculations and an exceedance route plan. These have satisfied our concerns and the applicant has demonstrated how surface water drainage will be managed on site without increasing flood risk. Therefore we have no objection to the application subject to a condition requiring the approved surface water drainage scheme to be implemented prior to the first occupation of the development.
35. Comments on revised plans – The proposal includes an amended roof layout which may change minor details of the drainage strategy. Therefore the wording of the condition should be changed to require the submission of a surface water drainage scheme prior to commencement.

Norfolk Fire Service

36. No comments received

Norfolk historic environment service

37. An archaeological trial trenching evaluation carried out at the proposed development site revealed evidence of medieval to early post-medieval activity in the form of ditches, pits, a hearth and possible lane. Archaeological deposits were present at a shallow depth across the site. Therefore there is a high potential that further heritage assets will be present at the site and that their significance will be adversely affected by the proposed development. If planning permission is granted this should be subject to conditions requiring a programme of archaeological mitigatory works.

Norfolk police (architectural liaison)

38. No comments as discussions are ongoing with the agent.

Tree protection officer

39. Trees T1-T3 are adequately protected from the development by virtue of their location within the site. The linear group of self-set sycamores located along the Queens Road car park boundary have been categorised correctly as C and should not be a material constraint on the development. They are however a highly visible landscape feature and any loss of trees should be mitigated. I would recommend that any replacement planting does not occur along this boundary as establishment and retention adjacent to a retaining wall is problematic. Alternative locations should be looked at on and off site. An ideal opportunity would be to explore the possibility of planting new street trees along the back of Queens Road footway.

Assessment of planning considerations

Relevant development plan policies

40. **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
- JCS7 Supporting communities
- JCS9 Strategy for growth in the Norwich policy area
- JCS11 Norwich city centre
- JCS20 Implementation

41. **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
- DM5 Planning effectively for flood resilience
- DM7 Trees and development
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM15 Safeguarding the city's housing stock
- DM19 Encouraging and promoting major office growth
- DM28 Encouraging sustainable travel
- DM29 Managing car parking demand in the city centre
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing

- DM33 Planning obligations and development viability
42. **Norwich Site Allocations Plan and Site Specific Policies Local Plan adopted December 2014 (SA Plan)**
- CC29 Land at Queens Road and Surrey Street

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF2 Ensuring the vitality of town centres
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

44. **Supplementary Planning Documents (SPD)**

- Trees, development and landscape SPD adopted June 2016

Case Assessment

45. 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

46. Key policies and NPPF paragraphs – DM12, DM13, DM15, DM19, SA CC29, NPPF paragraphs 14, 19, 22, 23 and 49.
47. The site is allocated in the Site Allocations Plan, under policy CC29, for office led mixed use development to include an element of residential development (40 units). The application site does not include the entire allocated site (0.38ha of wider 0.5 ha allocation) as it excludes the public car park fronting Queen's Road.
48. The site was also identified as an office redevelopment opportunity in the St Stephens Street Area Outline Masterplan although this masterplan has no formal status. As such with regards to the principle of development there are two main issues to consider – the loss of an office led allocation and the provision of student accommodation.

Loss of office led allocation

49. In the right market conditions the site has the potential to deliver high quality commercial office space in a highly accessible and central location. As such it is capable in theory of making a contribution to the Joint Core Strategy requirement for 100,000 sqm of new office floorspace in the city centre. The development as proposed includes no office space and therefore the proposal would be a departure from the local plan. Recent evidence does suggest a lack of market demand for offices and a substantial pool of unlettable, poor quality office floorspace in the centre. There is also no obvious end-user for an office-led development here at present.
50. Each application needs to be considered on its own merits and the NPPF sets out that where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. Therefore if it can be demonstrated by the applicant through the provision of up-to-date and robust evidence that the office allocation would not be viable or deliverable, then this would be taken into consideration and may be afforded significant weight in the determination process. The applicant has provided information on recent marketing of the site (and Sentinel House) which demonstrates that there was very little interest in the site.
51. The emerging Greater Norwich Local Plan (GNLP), which will include strategic policies and site specific allocations within Norwich, Broadland and South Norfolk, is in the course of preparation. This site, together with the adjoining Sentinel House has been put forward through the recent GNLP Call for Sites for a prospective allocation for *town centre uses or mixed-use development of an undetermined type*. Sentinel House is currently being converted from office to residential use under permitted development rights and will provide 199 new apartments.
52. The regulation 18 draft GNLP is timetabled to be published in January 2018. To support the emerging plan a number of evidence studies have been commissioned and are ongoing, including a Greater Norwich Retail, Economic and Town Centres Study prepared by the Greater Norwich Development Partnership's retained consultants GVA. The study, due to be completed imminently is expected to include updated evidence on the need and capacity for office employment and development in the Greater Norwich area in general and the city centre in particular. As part of their assessment of the greater Norwich area the consultants have been requested to appraise a number of specific sites currently allocated for employment, office or office led development, to assess their continued suitability for that purpose. This includes Sentinel House and the adjoining allocated site CC29.
53. Early indications are that the quantum of employment land required to support planned growth in greater Norwich to 2036 may be relatively modest and that there is already a significant surplus of employment land allocated and committed which has not been taken up. This does not mean that sites or buildings could not be retained or repurposed for an element of employment use (for example for small or start-up businesses) if a specific need could be identified, but it is recognised that

changing working practices and sectoral requirements will not necessarily give rise to a requirement for large concentrations of office floorspace in one location.

Provision of student accommodation

54. Paragraph 21 of Planning Practice Guidance – Housing and economic development needs assessment requires local planning authorities to plan for sufficient student accommodation which may include communal halls of residence or self-contained dwellings on or off campus. It states that the development of more dedicated student accommodation may take the pressure off the private rented sector and increase overall housing stock. Policy DM13 of the Development Management Policies Plan sets out criteria for the development of residential institutions and student accommodation; it does not include consideration of need for student accommodation.
55. At present we lack detailed information on the need for student housing in the city and Greater Norwich area. The Council is currently undertaking a study of need for student accommodation within Norwich but the results will not be available for several months. The Central Norfolk Strategic Housing Market Assessment (SHMA) 2017 notes that students have been counted in the Objectively Assessed Need figures and therefore student bedspaces can be counted towards the five year housing land supply, albeit that monitoring of growth in student numbers will be required to ensure that accommodation need assumptions in the SHMA are robust.
56. There are currently over 2000 units of purpose built student accommodation ‘in the pipeline’ either under construction (Alumno development on All Saints Green (244 units) and St Stephen’s Towers (702 units)), or the subject of current planning applications including this one (285 units), St Crispin’s House (614 units) and land adjacent to the Premier Inn on Duke Street (147 units).
57. The applicant has provided some information about the need for student housing in Norwich. This information would suggest that there will be a total of 20,000 full time students in Norwich by 2018 with almost 17,000 in need of accommodation. Both of Norwich’s universities own and manage a number of bed spaces themselves. The UEA has around 5,000 bedrooms and the NUA has around 345. When combining the existing provision with schemes that are currently under construction this equates to around 6,750 bed spaces which is significantly below the student numbers of 17,000 which need accommodation.
58. The applicant has also cited a recent visit to the All Saints Green development and this shows that nearly 500 people applied for 228 rooms. The management of the accommodation also confirmed that one issue is that students wanted to stay in purpose build accommodation for their whole time at university but the accommodation is restricted to first year students. This means that after completing their first year, the only available option for students is the private rented sector; which has historically led to problems with certain areas becoming dominated by HMOs.
59. Within Norwich there has been discussions about how student accommodation and HMOs can be controlled and in March 2015 the sustainable development panel approved the approach of promoting development of accommodation types (such

as student accommodation) to reduce the demand on the conversion of existing family homes to HMOs.

60. Overall it is felt that the information provided by the applicant is not comprehensive, albeit it does suggest that there is capacity for further purpose built student accommodation. Furthermore in the absence of an up-to-date assessment of need, it is considered that there is no justification for refusal on grounds of lack of need.
61. Therefore in this instance it is felt that it is unlikely that the site will be developed in accordance with the site allocation due to a lack of demand for office accommodation and due to a surplus of land currently allocated or committed for employment use. Therefore on balance an alternative form of development for student accommodation can be supported, particularly as it could deliver substantial economic benefits for the city centre from the expanding student population and would help promote Norwich as a 'learning city'. It would therefore help reinforce the vibrancy of the city centre in accordance with the Joint Core Strategy (JCS policy 11 promotes the city centre as the main focus in the sub-region for retail, leisure and office development, with housing and educational development also appropriate) and would help provide education opportunities for existing and future students of Norwich universities (in accordance with policy 7 of the Joint Core Strategy). The proposal would also contribute towards Norwich's five year housing land supply and reduce pressure on the general housing stock from student HMOs and shared houses.

Main issue 2: Design

62. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
63. The current condition of the site is poor and development has the potential to significantly enhance the quality of the conservation area and the streetscene, both along Queens Road and Surrey Street. The main issues relating to the design of the proposal are set out below:

Routes through the site

64. The redevelopment of this site provides a pedestrian connection between Surrey Street and Queens Road which could form part of a strategic pedestrian route from the train station / Lady Julian Bridge to Brazengate as an extension to Chapel Loke. This is an alternative to a longer route around the front of John Lewis and fulfils the objectives of the St Stephens Masterplan.
65. Although the principle of providing this link was very much supported by planning officers there was some concern particularly from the local highway officer that students may try and run across five lanes of traffic to reach Sainsbury's rather than using the nearby pedestrian crossing. In order to mitigate this a robust planting scheme has been proposed on land to the front of Sentinel House. The use of planting and railings should act as a barrier that encourages people to use a new path that runs obliquely across the grass towards the signal controlled crossing. This area of grass is currently owned by Norfolk County Council and although Norfolk County Council do not want to release the land as a freehold disposal as they wish to retain the potential for the land to be used for a highway improvement scheme in the future if needed (which was the original intention for the land), they

would be happy to agree a long lease to the applicant. This would allow the implementation of the new route and landscaping scheme. The 'square' at the crossing will also be enlarged and enhanced as part of the proposal.

Position of entrances

66. The creation of St Catherine's Yard Walk means that the development can be accessed from both Surrey Street and Queens Road. Normally it would be desirable to have a clear entrance off the main street approach so it is clear how to enter the building; however as this development has two faces and routes of approach placing the main entrance and reception area at the mid-point of St Catherine's Yard Walk works well. The entrance area provides good access from St Catherine's Yard Walk and the private residential courtyard and is adjacent to the communal ground floor facilities. The landscape plan suggests that the openness of St Catherine's Yard Walk at the Surrey Street end will successfully guide people towards the entrance and the use of corten steel at the ground floor will highlight the entrance and create a physically and visually robust base to the building.

Footprint and layout

67. The 'L' shaped plan of the building is the natural response to the shape of the site and makes most efficient use of the land. By aligning the two wings with Queens Road and Sentinel House it creates the maximum distance from Carlton Terrace in order to minimise harmful impacts to this building and its occupants. It also allows for the new building to address Queens Road, which currently lacks enclosure as a result of road widening and the demolition of buildings in the past. The end of the north wing neatly closes the gap in the Surrey Street frontage.
68. The "shuffle" in the building's north block footprint helps to break down the mass of the building and creates enclosure and definition to the internal courtyard and at the entrance to St Catherine's Yard Walk.
69. At the pre application stage a lot of consideration was given to the relationship of the proposed building with Queens Road and in particular whether the west end of the public car park could be incorporated into the scheme and used to enhance the landscape quality of Queen Road and provide significant public realm improvements including an avenue of trees. This would also have had the benefit of allowing the north south orientated building to be brought closer to the road and the site area would have been more akin to the allocated site.
70. The public car park is owned by Norfolk County Council and part leased to Norwich City Council who run the car park. Several discussion have taken place, the conclusions of which is that the release of land would not be viewed favourably due to the loss of revenue to the Councils and due to the loss of public car parking spaces which are of great value to the nearby local shops and businesses.

Height and massing

71. It is considered that the proposed development has been carefully and appropriately modelled so that the greatest height and architectural emphasis is focused on the south-west corner adjacent to Sentinel House, with the buildings stepping down to the north and east. The height proposed at the north-west corner is similar to Sentinel House (the top storey is slightly higher but is set back from the

façade) and it will make a gradual transition down towards Surrey Street so that there is an appropriate and sensitive relationship with Carlton Terrace at both ends of the site.

72. The revisions further reduced the height of the section of building that is closest to the rear of Carlton Terrace from four to three storey and in combination with the reduction in the ground level by 1.5m, this will ensure that the new building, whilst having a strong presence, will not unacceptably dominate the view from the back of Carlton Terrace. The new building will also have the benefit of helping to shield the rear of the terrace from the view of and noise from the inner ring road.
73. The proposal is higher than that which is set out within the site allocations document; however in this instance it is felt that it has been demonstrated that the relationship between the proposed development and the neighbouring buildings works well and a development of this height will not have a significantly detrimental impact upon neighbouring residents.
74. With regards to the mass of the development, it should be noted that Sentinel House is regarded as a negative building in the Conservation Area Appraisal because of scale, even though it is architecturally much better than Norfolk Tower. The Conservation Area Appraisal seeks buildings with lesser bulk than Sentinel House and Norfolk Tower. Although this building is relatively large both in terms of its footprint and its height, having two wings has helped reduce the bulk and mass along with the stepped heights, setting some floors further back and the use of materials.

External appearance

75. The visualisations submitted with the application suggest a successful piece of architecture will be created. The modelling of the building's mass is complemented by the choice of materials that apply to the different building elements. The use of different types and colours of brick separated by zinc cladding with standing seam details will avoid the monolithic appearance for which neighbouring Norfolk House and Sentinel House can be criticised. The top storey on Queens Road is set back and faced in metal cladding. This should be aesthetically successful in further reducing the sense of a heavy mass of building.
76. The predominant use of brick on the external elevations will create a good relationship with neighbouring buildings e.g. Sentinel House, Carlton Terrace, 113 Queens Road and the Notre Dame building opposite the site and subtle brick detailing will add a deeper level of quality. The use of white render on the courtyard elevation of the building is understandable given the need to reflect light into that space. However, it will be important that the render is specified correctly with anti-fungal coating and occasionally cleaned to avoid discolouration and staining.
77. The communal kitchen areas, including those most visible at the three corner extremities of the building, are expressed with large windows that create variety and allow good views out. It is considered that distinguishing the communal areas and the careful use of fenestration has provided visual interest in a similar way to the nearby NUA / Alumno block which also does this very effectively.
78. The windows facing Carlton Terrace will be obliquely angled to avoid overlooking, which creates small recesses within the student rooms. The revision have enlarged

the recesses which has made the angle less oblique as it was felt that levels of light were compromised to the future residents of these rooms. Furthermore a secondary obscure glazed window has been added to further increase levels of light whilst creating no additional overlooking. Adding the additional obscured glazed windows also removes what was considered a rather imposing blank section of the building.

79. In order to ensure that the proposed development is of high quality, a palette of material samples will be required for approval by condition.

External spaces

80. The proposed footprint of the building has allowed a number of external spaces to be created for the enjoyment of future residents, some of which are communal and some of which are for specific clusters. This include a courtyard area which will have a sense of enclosure from the two wings, two roof terraces, St Catherine's Yard Walk and a small public square to the front of the building on Surrey Street. There will also be a landscaped strip to the front of Sentinel House which will help enhance the setting of Sentinel House and the approach to this proposed development.
81. The footprint of the building also allows for the retention of a large number of the trees on site and careful consideration has been given to replacement planting and additional trees and soft landscaping. Details of this are explained further under main issue 4.

Main issue 3: Heritage

82. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
83. As set out within main issue 2 it is considered that the design of the proposal is of high quality with appropriate consideration being given to the overall size, height and mass of the development and therefore it is considered that the proposal will result in an enhancement to the conservation area.
84. There are four listed buildings close to the site with a setting that will be affected by the proposed development: Surrey House (56 Surrey Street), 113-115 Queens Road, Phoenix House (131-139 Queens Road) and St Francis House (141-147 Queens Road). The current contribution of the site to the setting of these assets does not add anything to their significance but on the contrary, the emptiness of the site is harmful to the character and appearance of the conservation area and the setting of the three listed buildings on Queens Road. It is considered that a built frontage will help reduce the blank openness that makes it feel overwhelmingly dominated by its highway function and makes the listed buildings opposite look like isolated survivors of a damaged street. Furthermore, the new buildings will obscure the view of Norfolk Tower, which is one of the most negative buildings in the city centre, thereby improving the setting of these listed buildings.
85. Surrey House is set back behind a wall and mature trees. The modest scale of buildings proposed to infill the gap in the Surrey Street frontage will be scarcely perceived from within the building or its front garden. The glimpsed view will be positive by comparison with a view of an open car parking.
86. Carlton Terrace is locally listed. The proposed building line on Surrey Street corresponds with Sentinel House and is set back behind Carlton Terrace, meaning

that the oblique townscape view of Carlton Terrace, which the conservation area appraisal recognises as a positive contribution to the character of the area, will not be obscured or intruded upon. Further the height of the proposed building on the Surrey Street frontage is lower than Carlton Terrace and is therefore considered appropriate.

87. The site is situated within the Area of Main Archaeological Interest. An archaeological trial trenching evaluation has been carried out at the proposed development site which revealed evidence of medieval to early post-medieval activity in the form of ditches, pits, a hearth and possible lane. Archaeological deposits were present at a shallow depth across the site. Therefore it is considered that there is a high potential that further heritage assets will be present at the site. If planning permission is granted this should be subject to conditions requiring a programme of archaeological mitigatory work.

Main issue 4: Landscaping, trees and biodiversity

88. Key policies and NPPF paragraphs – JCS 1, DM3, DM6, DM7, DM8, NPPF paragraphs 9, 17, 56, 109 and 118.
89. The application as submitted included some details regarding landscaping; however there were a number of areas where it was considered that additional measures could be incorporated and a number of amendments were also suggested to enhance the overall landscaping scheme. Overall taking into consideration the changes that have been made it is now felt that the proposed hard and soft landscaping will help improve the setting of the buildings, provide areas for the enjoyment of future residents, enhance biodiversity and improve the environment for the general public.

Trees along Queens Road

Norwich City Council's tree officer has confirmed that the existing linear group of self-set sycamores located along the Queens Road car park boundary have been categorised correctly as C and therefore should not be a material constraint on the development. They are however considered to be a highly visible landscape feature and any loss of trees should be mitigated. The tree officer recommended that any replacement planting does not occur along this boundary as establishment and retention adjacent to a retaining wall is problematic and therefore alternative locations should be looked at on and off site. It would have been preferable for replacement tree planting to consist of new street trees along the back of Queens Road footway as this would help screen the existing public car park and continue the avenue of trees which currently existing to the east end of the public car park; however investigations have showed that there are services underneath the footpath so unfortunately this is not feasible. Therefore the applicant is proposing to plant additional trees along the boundary but by creating a rooting zone underneath the car park in order to allow the new trees to establish and grow. It is also proposed to create an avenue of trees to the front of Sentinel House which will provide a nice landscape feature.

90. Overall it is felt that the proposed trees will help screen the development and fill in the gaps in this section of the green link between the All Saints Green junction and the mature street trees along Queens Road toward the Surrey Street junction. It will

also have the benefit of helping to filter noise and air pollution from Queens Road for future residents.

St Catherine's Yard Walk

91. The proposed walkway between Surrey Street and Queens Road is fully supported from a landscape point of view and will be a valuable pedestrian link within this part of the city centre. A condition should be attached to any future permission to ensure public access at all times and to set out the arrangements for its management and maintenance. Measures such as ensuring that the trees along St Catherine's Yard Walk will have a minimum clear stem height of 2.5m will ensure that pedestrians can clearly see the route from Surrey Street through to Queens Road.
92. In order to deter pedestrians from using the direct desire line to Sainsburys a landscaped strip has been created which will direct pedestrians to the signal controlled crossing at the corner of Queens Road and All Saints Green. The planting has been carefully considered so it is robust and a low rail provided along the path edge.
93. At the western end of the walkway the proposed 'square' is welcomed as providing much needed pedestrian space at this crossing location. It is proposed to use the Marshall's palette of adoptable materials.

External amenity spaces

94. A number of private and public areas of space have been landscaped for the enjoyment of future residents and the public. St Catherine's Yard Walk provides areas of seating along with the newly created square to the front of the Surrey Street elevation. The courtyard area is shown as mainly hard paved with low planting areas adjacent to buildings. A tree has been added to create a central focal point, an end-stop for views along the service access from Surrey Street, and to provide a vertical soft element to counter the height of the proposed buildings. As well as providing an amenity space, the courtyard is required for servicing and the square on Surrey Street will be required for drop off/pick up at the start/end of term. This does raise challenges as these spaces will be multi-functional; however it is felt that the applicant has managed to incorporate soft landscaping and features such as seating to create spaces which can be enjoyed by residents.
95. Given the density of the development and the relative low level of open space provision within it, the two proposed roof terraces will provide valuable space for residents and potential biodiversity benefits. Details of these can be conditioned to ensure that a low maintenance biodiverse planting mix is used. It is also proposed to create basement gardens for the ground floor flats facing onto Queens Road. These gardens will be shaded; however the details provided do show that a successful area of amenity could be provided through using hard and soft landscaping that responds well to shaded conditions.

Biodiversity

96. The existing site has low ecological value with no protected species present; however it was felt important to take the opportunity to enhance biodiversity and as part of the revisions additional measures have been incorporated into the proposal. The proposed removal of six relatively large mature trees along the Queens Road

car park boundary represents a loss of biomass and habitat, and an erosion of the ecological corridor function of trees along Queens Road but this has been mitigated through replacement planting, including additional trees to the rear of the public car park.

97. Two areas of green roofs have also been incorporate which will provide an enhanced ecological environment. In addition bird (for nesting swifts) and bat boxes have been incorporated into the brickwork design of the north-east and south-east elevations at high level. The design utilises systems which provide nesting solutions within the external wall construction of the building.

Main issue 5: Transport

98. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
99. As a city centre location there is relatively limited vehicular access therefore uses which have less significant needs in these terms should be seen as more appropriate. Student accommodation has relatively low servicing requirements from vehicles, and students would generally not own cars and would either be walking or cycling within the city centre. The site therefore represents a good location for this use and car free development is acceptable in principle in this location.
100. The travel plan sets out the arrangements for the drop off/pick up at the start/end of term. There is one drop off/pick up space on site but residents will be encourage and incentivised to use alternative car parking locations as part of the Travel Plan. These include park and ride services and the Queens Road pay and display car park and the St Stephens multi-storey car park. The applicant will be negotiating with the nearby existing student accommodation blocks to seek if a more coordinated arrangement can be developed to coordinate drop-off and pick up arrangements at the start and end of terms. This will include discussions with NCP and Norwich City Council to ascertain whether they can reserve a number of spaces on specific dates at the start and end of term. At this stage we have no way of knowing if loading and unloading on Surrey Street will be acceptable or not. Therefore it is proposed that a condition is attached to any future permission requiring further details of the parking and management arrangements for dealing with the arrival and departure of residents at the beginning and end of the academic terms. This should include details of a review mechanism to enable further anti congestion measures to be considered, if required.
101. The servicing arrangements are satisfactory and it is considered that the number and location of bins is acceptable. A refuse vehicle would be able to turn within the site so can exit in forward gear. In terms of bike storage, 168 spaces will be provided for the 285 residents and an additional 14 spaces will be provided for residents in an easily accessible location. Although the does not equate to 1:1 provision, it is considered to be an appropriate level for this city centre location and additional provision is likely to result in a surplus as it is not expected that all residents would own a bike particularly given the proximity to bus services and given the new bike rental scheme which now operates within Norwich. The number of spaces will be reviewed as part of the travel plan and additional spaces will be provided if required.

102. The provision of an improved 'square' at the corner of Queens Road and All Saints Green is welcomed although this will need to reflect the actual geometry of the junction. There will be a need for tactile paving and the removal of the extant guard railings. It is proposed that the highway authority adopted this paving as part of a s278/s38 agreement and the exact details can be negotiated as part of this agreement. The local highway officer is now also satisfied that the landscaping will successfully direct people towards the signal control crossing although has suggested that some form of temporary fencing is erected until the plants have established.

Main issue 6: Amenity

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

Impact upon neighbouring residents

104. With regard to the impact upon neighbouring residents the main consideration is the impact upon the existing residents of Carlton Terrace and the future residents of Sentinel House.
105. Directly to the north/east of the site is Carlton Terrace which are residential properties owned by Broadland Housing Association. The properties are divided into flats and it is understood that there is a flat at basement level and ground floor level with there being a maisonette at first and second floor level. The area to the rear of Carlton Terrace is predominately car parking although the lower two levels benefit from a small terrace or balcony.
106. With regards to overlooking it is not considered that the proposal will have much of an impact upon residents of Carlton Terrace due to the distances involved, the careful positioning of windows and the provision of obscure glazing. The rear elevation of the Queens Road block faces onto the rear of Carlton Terrace; however the windows have been angled in order to direct any views away from the neighbouring properties. The revisions do include additional windows that are directed towards the rear of Carlton Terrace; however these will be obscure glazed. It is also not considered that the roof terrace will reduce privacy due to the roof terrace being 37m from the rear elevation of Carlton Terrace.
107. With regards to loss of light and overshadowing, there was concern that the application as submitted would have a detrimental impact upon some of the residents of Carlton Terrace. A sunlight/daylight assessment was submitted with the application and the modelling which was undertaken found that as a result of the development seven windows failed to meet the required sunlight analysis and 30 of the ground and first floor windows failed to achieve the BRE standards for vertical sky component (VSC) as a result of the development. The failure to meet this standard does not automatically mean that an application should be refused and in this instance it is also important to note that 10% of windows currently fail to meet the minimum recommendation prior to development occurring; however in this instance there were concerns that this did mean that the proposal would have a noticeable impact upon a significant number of residents. Therefore discussions took place with the applicant to look how the proposal could be amended in order to minimise the impact upon the nearby residents.

108. The modelling showed that by reducing the height of the Queens Road block to a predominately four storey building and reducing to three storey at the south east end, the impact that the proposal would have upon neighbouring residents would be significantly less. In the revised scheme there are 15 windows which do not meet the recommendations; however eight of these fail currently due to the presence of the canopies. The other seven which fail are all located on the ground floor but their failure against the BRE minimum of 27% Vertical Sky Component is marginal by achieving values such as 24.99, 23.75 and 26.47. In relation to sunlight there are 6 windows which do not meet the BRE recommendations but all 6 windows are canopied so it is not the development will results in a failure but the design of Carlton Terrace itself. In terms of winter sunlight there are three windows on the ground floor which do not meet the recommendations; however these three windows all serve rooms which have two other windows which do meet the recommendations.
109. Therefore on the basis of the information submitted it is considered that the scheme has been amended in a way that means that the proposal will not result in harm to neighbouring residents. Loss of light and overshadowing will be minimal and in most cases where there is a failure to meet the standards it is by virtue of the design of Carlton Terrace itself rather than the impact of the proposed development.
110. Concern has been raised by neighbouring residents regarding noise and in particular noise from the roof terrace. The revisions have reduced the size of the roof terrace and in doing so means that at its nearest point the communal roof terrace is 37m from Carlton Terrace. It is proposed to have acoustic glazing surrounding the roof terrace to minimise noise. Furthermore it can be conditioned that the roof terrace will only be used between the hours of 8am and 10pm. Therefore it is not considered that the roof terrace will have a significantly detrimental impact upon neighbouring residents.
111. It is inevitable that the proposal will have an impact upon future residents of Sentinel House particular due to the height and the distances involved; however measure have been put in place to minimise the impact which include the provision of privacy screens and through the positioning of the blocks within the site. It is considered that all rooms within Sentinel House will have adequate light and privacy as a result of this proposal and given that the conversion of Sentinel House is still underway any future residents would be aware of this proposed development before committing to purchasing or renting a flat there.

Living conditions for future residents

112. The site will provide accommodation for 285 students. The majority of students will be accommodated within single bedrooms. These are arranged within cluster of five to seven bedrooms and each cluster will have a shared communal space. The single bedrooms are 13-14 sqm which is of a comparable size to the single bedrooms at the recently approved St Stephens Tower and those which are under construction at the former Mecca Bingo Site on All Saints Green. The studios and accessible bedrooms are 21 sqm which is again in line with recently approved student schemes. National space standards do not apply to student accommodation and it is considered that the space provided will ensure that residents are able to live comfortably.

113. Some rooms will benefit from more light than others and in particular there was concern that the rooms that faced onto the rear of Carlton Terrace would have insufficient light due to the angled windows that were proposed to avoid overlooking to Carlton Terrace. As a result the angle has been increased to allow more light and a secondary obscure glazed window is proposed to allow more light. This has overcome the officer's concern without compromising the privacy of Carlton Terrace residents. Consideration has also been given to the positioning of windows to prevent overlooking from one block to the other and also to prevent overlooking to future residents of Sentinel House. Overall it is concluded that the internal living conditions for all future residents of the proposed development will be satisfactory or good.
114. Although the site is situated within the city centre and is within a relatively constrained site a number of external amenity spaces are provided for the enjoyment of residents. This includes some spaces which are for specific clusters i.e. basement gardens, roof terrace fronting onto Surrey Street but there are also some communal spaces i.e. courtyard, roof terrace, square fronting Surrey Street and seating area within St Catherine's Yard Walk.

Noise and air quality for future residents

115. The site is situated on Queens Road which forms part of Norwich's inner ring road. A noise impact assessment has been submitted with the application and this concludes that adequate mitigation can be incorporated into the scheme in order that new residents will not be adversely affected by the external noise environment. A condition should be attached to any future permission required details of these measures, including details of the windows and the glass barrier which surrounds the roof terrace.
116. The site is situated within an Air Quality Management Area (AQMA). An air quality assessment has been submitted with the application and this shows that there would be no expected exceedances of the UK air quality objectives at the developments facades and therefore no mitigation is required for the operation of the development. Therefore the windows on all elevations can be fully opening. Notwithstanding the above, due to potential noise from Queens Road it is considered that the rooms facing onto the inner ring road should have an alternative means of being ventilated so residents do not need to rely on opening windows. It would also be preferable for air for the mechanical ventilation to be drawn from the Surrey Street elevation or from the roof. The mechanical ventilation system can be secured by condition.
117. Furthermore the report makes some recommendations that should be considered during the construction phase of the development. These relate to the construction management of the site and incorporate best practice procedures for contractors. An informative should be attached to any permission requiring considerate construction and a condition is proposed requiring a Construction Method Statement.

Main issue 7: Energy and water

118. Key policies and NPPF paragraphs – JCS3, DM1, NPPF paragraphs 94 and 96.

119. Policy 3 of the Joint Core Strategy sets out that development of 1,000 sqm or more of non-residential floorspace should provide at least 10% of the scheme's expected energy requirements from a renewable, low carbon or decentralised source. A sustainability strategy has been submitted with the application and this identifies that the core principle of the design of the development is to reduce energy use through effective fabric energy efficiency measures. A number of options have been looked at in order to meet the 10% policy requirement which include photovoltaic panels on the roof and an air source heat pump. A condition should be attached to any future permission requiring full details of the preferred option.
120. The scheme also needs to incorporate water efficiency measures and again a condition should be attached requiring the development to be designed to meet 110/litres/person/day.

Main issue 8: Flood risk

121. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.
122. The site is situated within flood zone 1 'low probability' of flooding and the site area is less than 1 hectare. Therefore a flood risk assessment is not required. The site is also not within a critical drainage area. In accordance with policy DM5 a drainage strategy has been provided which seeks to address surface water runoff and to minimise the risk of flooding.
123. Due to the urban nature of the site a number of options are not appropriate; however in this instance it is proposed to have permeable paving, sub-surface attenuation tank and blue and green roofs. Norfolk County Council as the Lead Local Flood Authority (LLFA) and Anglian Water both had concerns with regards to the information submitted. Additional information has since been provided which includes calculations and an exceedance route plan. Although the proposed run off rate of 5l/s is greater than greenfield runoff, it does provide betterment relative to the existing brownfield runoff rates. Therefore subject to a condition requiring implementation of the approved drainage strategy scheme the LLFA have no objection to the proposed development as it has now been demonstrated how surface water drainage will be managed on site without increasing flood risk on the site or elsewhere, in line with National Planning Policy Framework (NPPF).

Main issue 9: Contamination

124. Key policies and NPPF paragraphs – DM11, NPPF paragraphs 120-122.
125. A phase I contamination assessment has been undertaken on site and this has identified that additional intrusive testing will be required prior to commencement of work on site. The report does state that it is not considered likely that there is gross contamination which would limit the development potential. Therefore conditions should be attached to any future permission requiring further work and mitigation measures to be carried out.

Compliance with other relevant development plan policies

126. 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	No – see main issue 5
Car parking provision	DM31	Yes
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Yes subject to condition
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition

Equalities and diversity issues

127. There are no significant equality or diversity issues. There will be level access to the building and the application includes 14 accessible study rooms.

S106 Obligations

128. The application does not trigger any s106 contributions.

Local finance considerations

129. 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. The development is CIL liable with the payment being £49718.04.

130. 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.

131. In this case local finance considerations are not considered to be material to the case.

Conclusion

132. The site is allocated for office led mixed use development to include an element of residential development and therefore this application for 285 student bedrooms is a departure from the local plan. The NPPF sets out that where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses should be treated on their merits having regards to market signals and the relative need for different land uses to support sustainable

local communities. In this instance it is felt that it is unlikely that the site will be developed in accordance with the site allocation due to a lack of demand for office accommodation and due to a surplus of land currently allocated or committed for employment use. Therefore on balance it is considered that an alternative form of development for student accommodation can be supported, particularly as it can deliver substantial economic benefits for the city centre from the expanding student population, help contribute towards Norwich's five year housing land supply and reduce pressure on the general housing stock.

133. Furthermore the proposal has the potential to significantly enhance the quality of the streetscene, both along Queens Road and Surrey Street and will provide a new pedestrian connection which would form part of the strategic pedestrian route from the train station to Brazengate. The proposed footprint makes efficient use of land and it is considered that the stepped height and 'L' shaped footprint will ensure that the building has a strong presence whilst not overdominating views of Carlton Terrace. The fenestration and choice of materials will add visual interest and it is considered that the proposal will have a good relationship with neighbouring buildings. The proposal will therefore result in an enhancement to the conservation area and will help reduce the bland openness that makes this area feel overwhelmingly dominated by its highway function and will also improve the setting of the nearby listed buildings.
134. The proposed hard and soft landscaping will help improve the setting of the building, provide enjoyment for future residents, enhance biodiversity and improve the environment for the general public. It will provide good living conditions for future residents and the revision to the proposal will mean that the development will not result in any significant harm to the neighbouring residents of Carlton Terrace or the future residents of Sentinel House taking into consideration overlooking, loss of light and overshadowing.
135. With regards to highways, it is proposed that the development is car free and student accommodation has relatively low servicing requirements. 168 cycle spaces will be provided for students and 14 cycle spaces will be provided for visitor. Although this is not 1:1 it is considered to be sufficient and can be reviewed in the future. The greatest impact upon the highway will be at the start and end of the academic terms, but this can be mitigated through satisfactory management arrangements which can be conditioned and reviewed in the future.
136. Overall therefore the material considerations (namely the lack of market demand for offices and the need for student accommodation, and the social and economic contribution of the proposal to the local economy and city centre) are sufficient to outweigh the presumption of determining the application in accordance with the provisions of the Development Plan, particularly given the absence of a five year housing land supply in the Norwich Policy Area. The proposal will deliver a high quality development on a vacant site within the city centre and will have a positive contribution to the streetscene and this part of the City Centre Conservation area without having a harmful impact upon neighbouring residents. It is therefore recommended that the application is approved.

Recommendation

To approve application no. 17/01295/F - Car Park Adjacent To Sentinel House 37 - 43 Surrey Street Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. No works above ground until following details agreed:
 - a) Materials for walls (including brick bond and mortar),
 - b) Materials for roof (including green roof)
 - c) Windows and doors (including lintels and cills, glazing frames and profiles, opaque glazing and reveals)
 - d) Rainwater goods, fascias, bargeboards
 - e) Privacy screens
 - f) Privacy louvres, glass screens and railings to roof terraces
 - g) Bat boxes
4. No works until archaeology written scheme of investigation agreed
5. Stop work if unidentified features revealed
6. No works until a scheme to deal with contamination has been agreed.
7. No occupation until a verification plan and a proposed monitoring, maintenance and contingency plan has been agreed.
8. Stop work if unknown contamination found
9. With the exception of site clearance, archaeology, tree protection works and ground investigation no development shall take place until slab levels have been agreed.
10. No occupation until implementation of the approved surface water drainage scheme.
11. No occupation until obscure glazing installed in accordance with the plans.
12. No occupation until external lighting agreed and implemented.
13. No works above ground until fire hydrant provision agreed.
14. No works above ground until scheme for generating a minimum of 10% of the predicted energy requirement from decentralised renewable and/or low carbon sources has been agreed.
15. The development shall be designed to meet 110 litres/person/day water efficiency.
16. Works to be carried out in accordance with AIA, AMS.
17. No occupation until landscaping scheme has been approved.
18. No occupation until a scheme has been agreed for the maintenance of trees with the public car park
19. No occupation until following details agreed:
 - a) Cycle storage and parking for residents and visitors to the site
 - b) Servicing, including waste and recycling bin storage and collection facilities
20. No occupation until the vehicular access have been constructed and made available for use in accordance with the approved plans.
21. Removal of permitted development rights for boundary treatments.
22. No occupation until changes to waiting restrictions facilitated by a Traffic Regulation Order has been secured by the Highway Authority.
23. Travel information to be made available in accordance with the approved travel plan. To be maintained and reviewed in accordance with agreed details.
24. No occupation until details of the parking and management arrangements for dealing with the arrival and departure of residents at the beginning and end of the academic terms shall be agreed. This should include details of a review mechanism.
25. No works until a Construction Method Statement has been approved.
26. No works above ground until details of plant, machinery and mechanical ventilation system have been agreed.
27. No use of the roof terraces between the hours of 22:00 and 08:00 on any day.
28. No occupation until a management plan has been approved.

Informatives:

1. Archaeological Brief and Norfolk Historic Environment Record
2. No entitlement to on-street parking permits
3. Refuse bins and collection arrangements to be arranged prior to first occupation
4. Highway works required – relocation of a street light, relocation of the school sign, footway crossover, reinstated waiting restrictions
5. Construction working hours
6. Details of windows (condition 3(c)) to include information to demonstrate that the windows comply with the recommendations within the noise impact assessment and details of glass screen to roof terrace (condition 3(f)) to include information to demonstrate that it complies with the recommendations within the noise impact assessment.

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, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.



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1:2000

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

Legend

- Site Boundary
- Emergency and service vehicular access
- Entrance to reception
- Retaining wall
- 10 - Secure gate access
- 11 - Low Level Wall Backed by Ivy Screen
- 1 - Linear Paving
- 2 - Permeable Textured Flag Paving
- 3 - Marshalls' Saxon Concrete paving flags (Natural)
- 4 - Self paving detail Marshalls Tegula (Pervent Grey)
- 5 - Cobble edge with knee rail as a deterrent to jay walking
- Telescopic bollards
- 7 - Low Level Lighting Bollards
- 8 - Bench seating
- Existing Trees
- Proposed Trees (Acer Campestre)
- Trees removed T5, T6, T7 T13, T15 (T17)
- Low level shade tolerant planting
- 13 - Bin Storage no. 25
- 14 - Valleys cycles hoops no. 14
- 15 - Bike storage no. 168

Revisions

Rev.	Description	Date	Drawn By	Checked By
1	Initial design	10/10/17	AO	JC
2	Revised design	10/10/17	AO	JC

PURPOSE OF ISSUE

PL - For Planning Submission

DESIGNED BY

S2 - For Information

PROJECT TITLE

St Katherine's Yard Student Accommodation

CLIENT

St Katherine's Yard S.A. Ltd

DESIGNED BY

Landscape Plan

SCALE

1:2000

DATE

07/06/17

DRAWN BY

AO

CHECKED BY

JB

APPROVED BY

JC

PROJECT NO.

813A - 00 - 011 - B

Lanpropro

landscape and urban design

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Sentinel House

St Katherine's Yard Walk

Surrey Street

Carlton Terrace

Queens Road

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These details can be found at <http://www.gov.uk/aboutlandmark/2015regulations/14>

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Legend

- Accessible Study Room
- Communal Areas
- Gym
- Laundry
- Plant Room
- Reception
- Studio
- Study Room

Tree Symbols

- Existing Trees - to be retained
- Proposed Trees
- Existing Trees - to be removed

Notes

- 1 Detachable Planting - refer to Landscape Plan 00 - 011-A
- 2 Landscaped Courtyard - Permeable paving - refer to Landscape Plan 00 - 011-A
- 3 Surrey Street Square - refer to Landscape Plan 00 - 011-A
- 4 Courtyard Seating Area - refer to Landscape Plan 00 - 011-A

Revisions

Rev.	Description	Date	Drawn By	Checked By
1	Initial design	10/01/17	DO	LA
2	Revised design	10/01/17	DO	LA
3	Final design	10/01/17	DO	LA

PURPOSE OF ISSUE

PL - For Planning Submission

DRAWING STATUS

S2 - For Information

PROJECT TITLE

St Katherine's Yard Student Accommodation

CLIENT

St Katherine's Yard S.A.L.D.

DRAWING TITLE

00 - Ground Floor Plan

SCALE

1:200

DATE

10/01/17

DRAWN BY

DO

CHECKED BY

TU

APPROVED BY

JC

DRAWING NUMBER

813A - 00 - 002 - A

Lanpro

Architecture and Urban Design

Head Office: 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 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2077, 2078, 2079, 2080



Sentinel House

Surrey Street

Queens Road

Carlton Terrace

NOTES

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CSW 2015

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These details can be found at: <http://www.hse.gov.uk/construction/2015/regulations.htm>

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Legend

- Accessible Study Room
- Communal Areas
- Studio
- Study Room

Revisions

Rev.	Description	Date	Drawn By	Checked By
1	As per contract	10/01/17	LB	JG

PURPOSE OF ISSUE

PL - For Planning Submission

DESIGNED BY

SZ - For Information

PROJECT TITLE

St Katherine's Yard Student Accommodation

CLIENT

St Katherine's Yard S.A. Ltd

DESIGNED FOR

SZ - Second Floor Plan

SCALE

1:200

DATE

10/01/17

DRAWN BY

LB

CHECKED BY

JG

APPROVED BY

JG

PROJECT NO.

813A - 00 - 004 - A

TYPE

UNIQUE

REVISION

A

Lanpro

Architecture and Urban Design

Head Office: 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



NOTES

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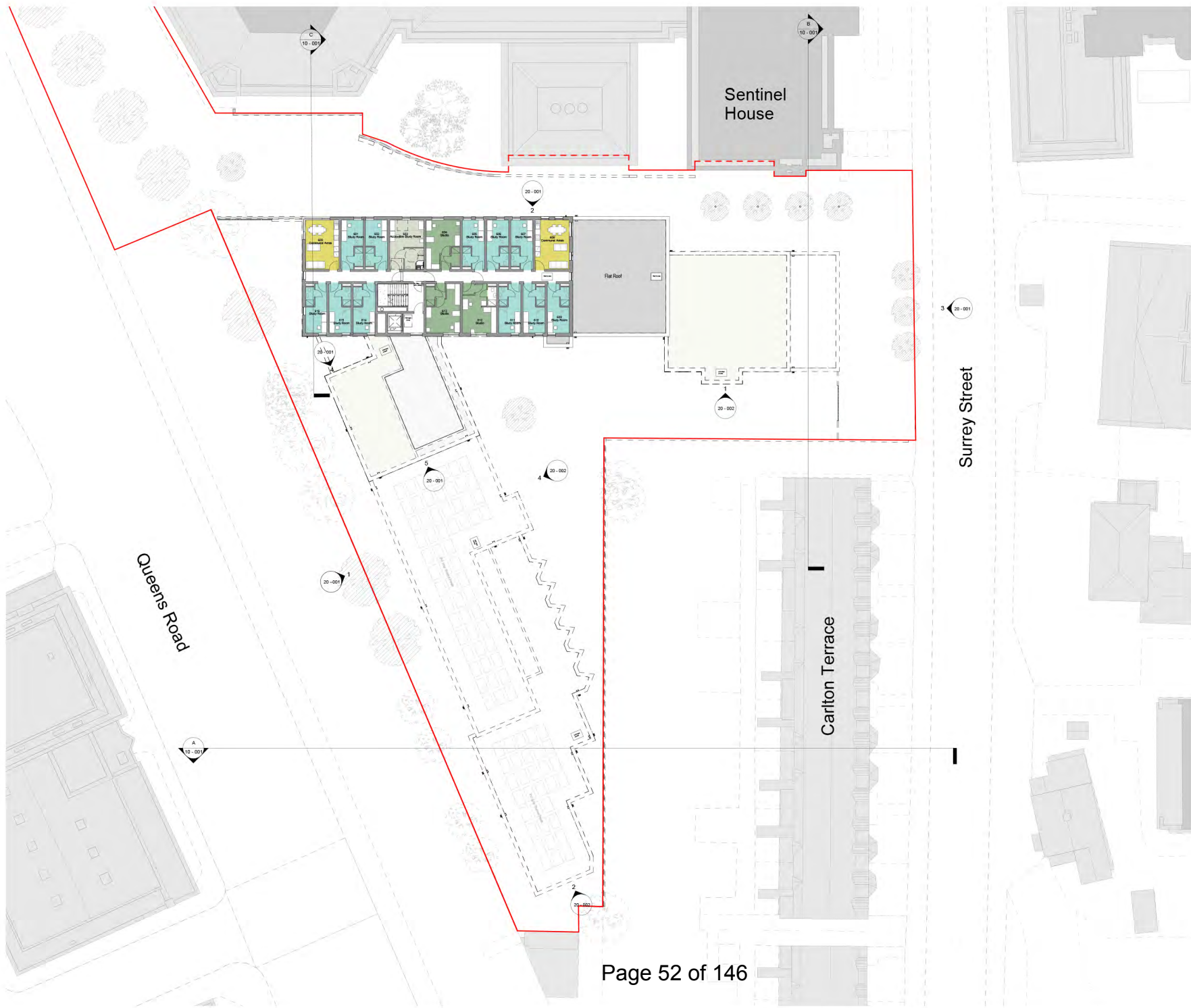
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- Accessible Study Room
- Communal Areas
- Studio
- Study Room

Revisions				
Rev.	Description	Date	Drawn By	Checked By
1	Initial design	10/01/17	LB	JC
2	Revised design	10/01/17	LB	JC
3	Revised design	10/01/17	LB	JC
4	Revised design	10/01/17	LB	JC
5	Revised design	10/01/17	LB	JC
6	Revised design	10/01/17	LB	JC
7	Revised design	10/01/17	LB	JC
8	Revised design	10/01/17	LB	JC
9	Revised design	10/01/17	LB	JC
10	Revised design	10/01/17	LB	JC
11	Revised design	10/01/17	LB	JC
12	Revised design	10/01/17	LB	JC
13	Revised design	10/01/17	LB	JC
14	Revised design	10/01/17	LB	JC
15	Revised design	10/01/17	LB	JC
16	Revised design	10/01/17	LB	JC
17	Revised design	10/01/17	LB	JC
18	Revised design	10/01/17	LB	JC
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98	Revised design	10/01/17	LB	JC
99	Revised design	10/01/17	LB	JC
100	Revised design	10/01/17	LB	JC



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Legend

- Accessible Study Room
- Communal Areas
- Studio
- Study Room

Revisions

Rev.	Description	Date	Drawn By	Checked By
1	As per contract	10/01/17	LB	JC

PURPOSE OF ISSUE

PL - For Planning Submission

DESIGNED BY

SZ - For Information

PROJECT TITLE

St Katherine's Yard Student Accommodation

CLIENT

St Katherine's Yard S.A. Ltd

DESIGNED FOR

00 - 0th Floor Plan

SCALE

1:200

DATE

10/01/17

DRAWN BY

LB

CHECKED BY

JC

APPROVED BY

JC

PROJECT NO.

813A - 00 - 008

TYPE

PL

UNIQUE ID

813A - 00 - 008

REVISION

A

Lanpro

Architecture and Urban Design

Head Office: 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

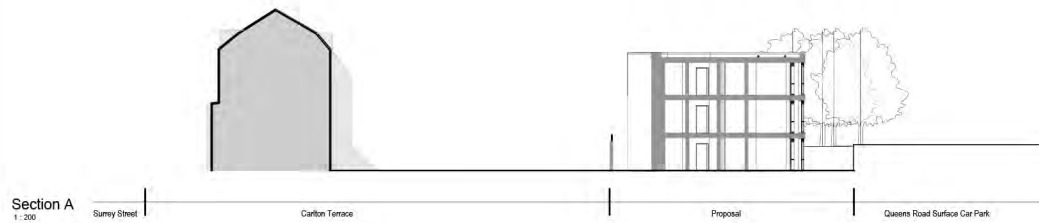


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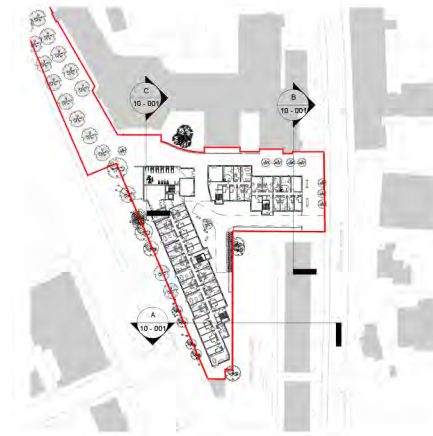
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- 2 Red Brick
- 3 Grey Brick [with Light Mortar]
- 4 Grey Brick [with Dark Mortar]
- 5 Dark Grey Metal Panels
- 6 Red Brick Expressed Panels
- 7 Buff Brick
- 8 Perforated Metal Privacy Screens - Flat Bronze Colour
- 9 Corten or Similar Metal Panels
- 10 Corten or Similar Metal Gates
- 11 Red Expressed Brick
- 12 Metal Panel to Match Windows - Flat Bronze Colour
- 13 Grey Metal Rainwater Goods
- 14 Aluminium Window [Coloured Frame: Grey in Metal Cladding, Flat Bronze Colour in Brick/Render]
- 15 White Render
- 16 Metal Cladding to Match Windows - Flat Bronze Colour
- 17 Privacy Louvers to Roof Terrace
- 18 Glass Screen to Roof Terrace
- 19 Obscured Glazing
- 20 Metal Railing - Flat Bronze Colour
- 21 Bird [Swallow] Bal boxes to be integrated into Brick Elevations [South-East & North-East] at high level

[illegible]

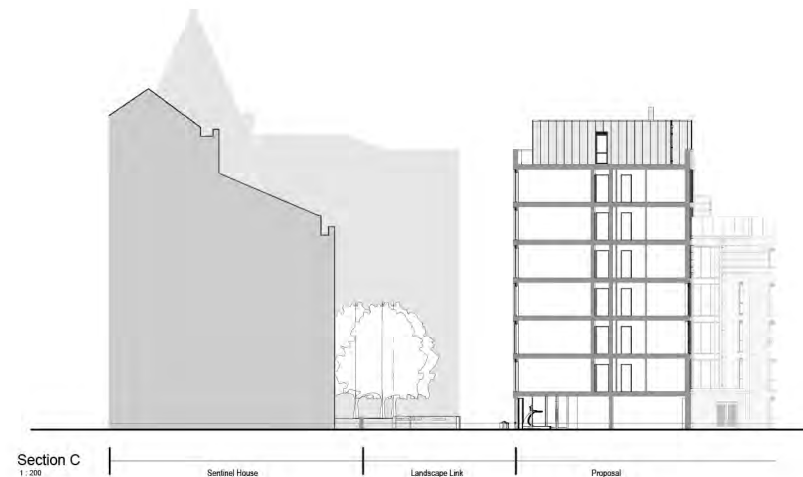
Section A
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Section Plan
1 : 1000



Section B
1 : 200

Section C
1 : 200[illegible]



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These duties can be found at <http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

Revisions

Rev.	Description	Date	Drawn By	Checked By
A	Revised plans following LPA comments.	19/10/17	DO	LB

PURPOSE OF ISSUE

For Planning Submission

DRAWING STATUS

S2 - Fit for Information

PROJECT TITLE

St Katherine's Yard Student Accommodation

CLIENT

St Katherine's Yard S.A Ltd

DRAWING TITLE

Queens Road View - Artist Impression

SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
NTS	03/08/17	DO	LB	JC

DRAWING NUMBER

PROJECT NO	TYPE	UNIQUE NO	REVISION
813A	-	60 - 001	- A

Lanpro

[Architecture and Urban Design]

Norwich Office: Brettingham House, 98 Pottergate, Norwich, NR2 1EQ
Tel 01603 631 319 www.lanproservices.co.uk



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Revisions

Rev.	Description	Date	Drawn By	Checked By
A	Revised plans following LPA comments.	19/10/17	DO	LB

PURPOSE OF ISSUE

PL - For Planning Submission

DRAWING STATUS

S2 - Fit for Information

PROJECT TITLE

St Katherine's Yard Student Accommodation

CLIENT

St Katherine's Yard S A Ltd

DRAWING TITLE

Internal Courtyard View - Artist Impression

SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
NTS	08/04/17	DO	LB	JC

DRAWING NUMBER

PROJECT NO	TYPE	UNIQUE NO	REVISION
813A	60	004	A

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Revisions

Rev.	Description	Date	Drawn By	Checked By

PURPOSE OF ISSUE				
PL - For Planning Submission				
DRAWING STATUS				
S2 - Fit for Information				
PROJECT TITLE				
St Catherine's Yard Student Accommodation				
CLIENT				
St Catherine's Yard S.A Ltd				
DRAWING TITLE				
Surrey Street View - Artist Impression - Looking South				
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
NTS	03/08/17	DO	LB	JC
DRAWING NUMBER				
PROJECT NO	TYPE	UNIQUE NO	REVISION	
813A	- 60	002	-	



[Architecture and Urban Design]

Norwich Office: Brettingham House, 98 Pottergate, Norwich, NR2 1EQ
Tel 01603 631 319 www.lanproservices.co.uk

Report to Planning applications committee

Item

14 December 2017

Report of Head of planning services

Subject Tree Preservation Order [TPO], 2017. City of Norwich
Number 523; 32 Leopold Road, Norwich, NR4 7PJ.

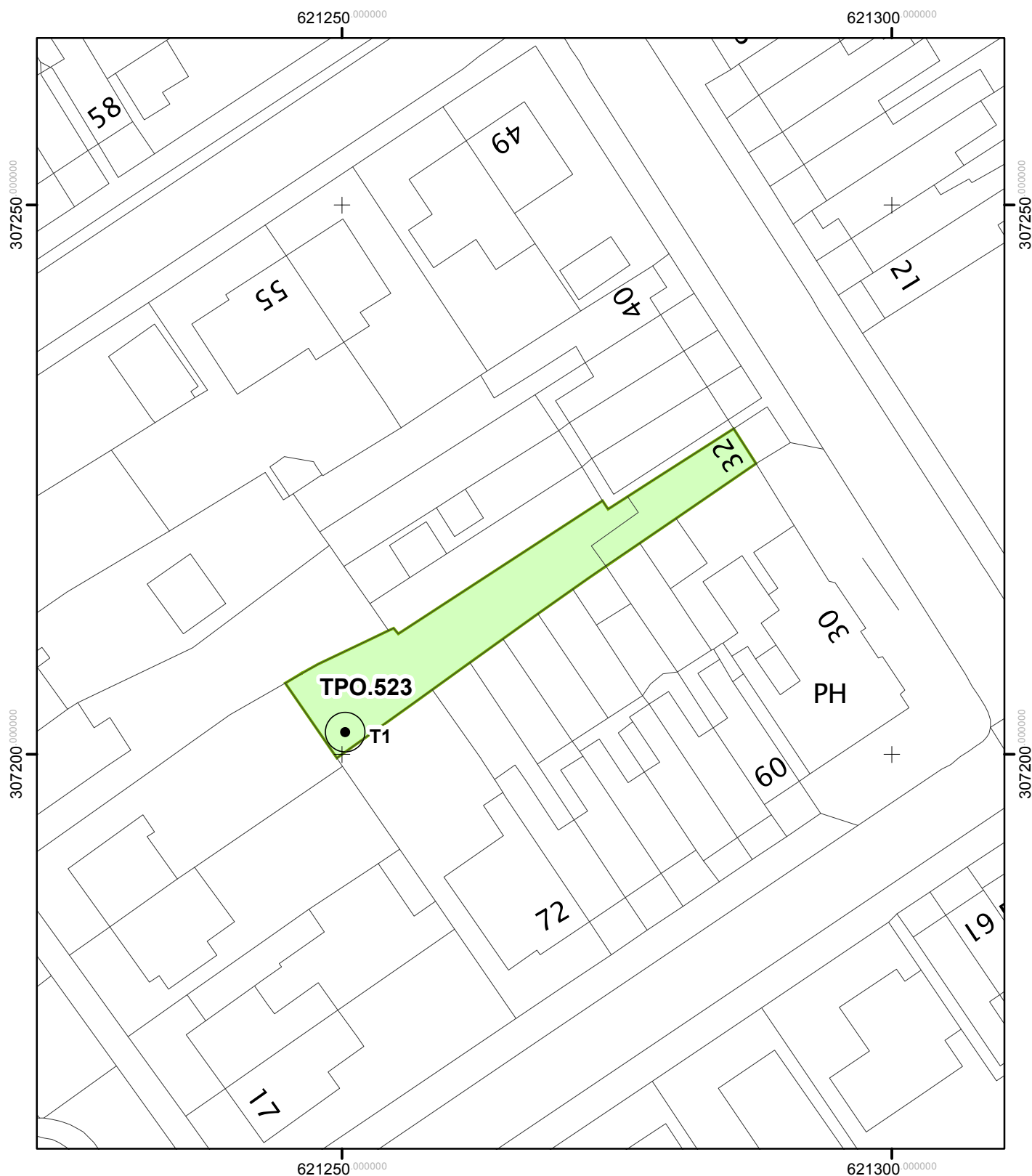
Reasons for referral To consider representations received regarding the
confirmation of the order.

4(b)

Ward:	Eaton
Case officer	Mark Dunthorne, arboricultural officer markdunthorne@norwich.gov.uk

Proposal		
To confirm Tree Preservation Order 2017, City of Norwich Number 523, 32 Leopold Rd, Norwich, NR4 7PJ without modifications.		
Representations		
Object	Comment	Support
1	0	1

Main issues:	Key considerations:
1 Amenity	Impact on street scene. Level of amenity for residents of/visitors to the area around Leopold Rd.
2 Climate change	Trees increase resilience to climate change
3 Air quality	Trees improve air quality
4 Biodiversity & wildlife	Trees aid biodiversity and wildlife
TPO Expiry date	14 December 2017
Recommendation	Confirm TPO 523 without modifications



PLANNING SERVICES

Norwich City Council, City Hall,
Norwich, NR2 1NH
Telephone 0344 980 3333

Date : 13/06/2017

Scale : 1:500

Drawn by : SRB



Introduction

1. The mature sycamore tree is situated on land at the rear of 32 Leopold Road, Norwich, NR4 7PJ.
2. The location of the tree is shown on the attached plan.
3. Tree Preservation Order No 523 was served on the 14 June 2017 following a request by a nearby resident who was concerned about tree work occurring in the immediate area at the time, perceiving there may be a threat to the tree.

The site, surroundings and content

4. The tree is located in the central garden area of a block of residential properties on Leopold, Melrose, Upton, and Waldeck Roads.
5. The council's arboricultural officer visited the site and assessed the tree using the nationally recognised Tree Evaluation Method for Preservation Orders (TEMPO). The assessment has the following classifications:

TEMPO score:	TEMPO Decision guide
0 - 11	Does not merit a TPO
12 -15	TPO defensible
16 - 25	Definitely merits TPO

6. The assessment resulted in a score of 13 for the tree, indicating that a Tree Preservation Order would be defensible. City of Norwich, no. 523 Tree Preservation Order, 2017: 32 Leopold Road, was served on 14 June 2017.
7. Tree Preservation Order No 523 is provisionally in effect from 14 June 2017, until the 14 December 2017, six months from the date on which it was served.
8. During this period the council gives consideration as to whether the order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the order have a right to make objections or other representations about any trees covered by the order. The Council received one objection and one statement of support.
9. The council's standing orders require that when an objection to an order is received, a report must be presented to planning committee before the order is confirmed.
10. Notice of the new Order (along with a letter of explanation) was served on the owner of the property, on the neighbouring properties, and on interested parties.

Representations

11. One objection and one statement of support were received in response to the consultation. Full details of the representations are available on request.

12. The statement of support for the TPO highlights the visual amenity value of the tree and its importance as a haven for wildlife (already threatened by the removal of nearby trees). The resident refers to the tree's contribution to the ecology of the area and their desire to ensure local wildlife is protected and the green infrastructure of all the gardens is preserved.
13. The issues set out in the objection, and the responses from the arboricultural officer are summarised below:

Representation	Response
I live in a densely populated area.	It is the view of the officer that trees located in densely populated areas are more important, hold more value, and have greater benefits to the public and wildlife, than trees situated in less populated areas. Rather than being perceived as a negative view of the order, this is seen as a positive reason to confirm the TPO.
It is a huge sycamore tree	This is a large tree. Its size, and public visibility, a relevant factor in evaluating its suitability for a TPO. Although large, the relationship between the garden of no.32 (and the surrounding gardens) and the tree, is proportionate.
These trees are considered to be weeds	An unfair description for a tree providing a wide range of values in this densely populated area. A commonly held view, cultivated due to the tree's success, and its ability to thrive in areas that do not readily support other species. Not the view of the officer.
The tree shades the garden interfering with plant growth	There are many shade-tolerant species able to thrive in such situations. Not confirming the TPO because of this, would be an unbalanced response to a common situation that effects many residents across the city.
Issue of removing thousands of seedlings every spring.	A natural occurrence, considered to be part of normal garden maintenance, and a reasonable burden given the overriding benefits the tree affords. Not confirming the TPO because of this, would be an unbalanced response to a common situation.

Main issues

Issue 1

14. The threat to, and potential loss of, a mature, healthy tree, which is in good condition and highly visible to residents and visitors of Leopold Road and the surrounding area. TPO status will help to ensure its future retention for the benefit of the area.

Issue 2

15. The potential loss of this tree would also contribute to the impacts of climate change. Through photosynthesis trees naturally absorb CO₂ a key greenhouse gas and act as a carbon sink by sequestering it. Also, by a combination of reflecting sunlight, providing shade and evaporating water through transpiration trees moderate the local microclimate and temperature.

Issue 3

16. The tree has a positive effect on air quality by cutting levels of airborne particulates and removing air pollutants.

Issue 4

17. The tree enhances biodiversity by providing habitats for a variety of species, thereby contributing to providing a healthy food chain that is of benefit to birds and mammals.

Conclusion

18. The objection to the Order has been taken note of, and whilst officers appreciate the concerns raised, it is their opinion that the tree should be protected to ensure future retention. It makes a positive contribution to the amenity of the area, and has sufficient value to validate its continued protection by confirming the Tree Preservation Order.

Recommendation

19. To confirm Tree Preservation Order [TPO], 2017. City of Norwich Number 523; 32 Leopold Road, NR4 7PJ, without modifications.



FILE COPY

Please ask for:

Mark Dunthorne
Arboricultural Officer (TPO)
Tel: 01603 212426
Email: planning@norwich.gov.uk
Date: 14 June 2017
Our reference: 17/00523/TPO
Please quote this when contacting us.

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (as amended).
TOWN & COUNTRY PLANNING (Tree Preservation) (England) REGULATIONS 2012

CITY OF NORWICH TREE PRESERVATION ORDER NUMBER 523

Location: 32 Leopold Road Norwich NR4 7PJ

Description: Tree Preservation Order, 2017 City of Norwich Number 523, 32 Leopold Road Norwich NR4 7PJ

I enclose a formal notice advising you that the Council has made a Tree Preservation Order at the above address. It is necessary for me to notify the owner/occupier of the land in question and any other adjoining residents and interested parties of the making of the order. A copy of the Order is enclosed.

As you will see from the Notice, you may make written representations or objections in respect of the Order within a period of 28 days from the serving of this Notice. Any objections should be sent to the case officer named above to planning@norwich.gov.uk or the address below. Please be aware that your comments (including your name and address) will be available as public information. Therefore, please do not include any sensitive information and you may choose to provide your comments as an attachment if corresponding by email and exclude your signature.

I would be most grateful if you could give me the name and address of any other person(s) you know who may have an interest in the premises which belong to or are associated with you.

Yours sincerely

Mark Dunthorne
Tree Protection Officer
Norwich City Council



NORWICH
City Council

Please ask for:
Mark Dunthorne
Arboricultural Officer (TPO)
Tel: 01603 212426
Email: planning@norwich.gov.uk
Date: 14 June 2017

IMPORTANT – THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended).

TOWN & COUNTRY PLANNING (Tree Preservation) (England) REGULATIONS 2012

TREE PRESERVATION ORDER 2017

THE CITY COUNCIL OF NORWICH NUMBER 523

ADDRESS:

32 Leopold Road
Norwich
NR4 7PJ

DESCRIPTION: Tree Preservation Order, 2017 City of Norwich Number 523, 32 Leopold Road Norwich NR4 7PJ

DATE: 14 June 2017

THIS IS A FORMAL NOTICE to let you know that on 14 June 2017, the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the Schedule and shown on the map without the Council's consent. More information on Tree Preservation Orders can found on the government's Planning Practice Guidance website:

<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/>

The Council has made the Order to protect the amenity of the area.

The Order took effect, on a provisional basis, on 14 June 2017. It will continue in force on this basis for a further 6 months until the Order is confirmed by the Council, or if the Council decide not to confirm the order, the date on which the Council decide not to confirm the order, whichever occurs first.] The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, we must receive them in writing by 12 July 2017 (28 days after the date of the notice). Your comments must comply

with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided overleaf. Please send any comments by email to planning@norwich.gov.uk or to the Tree Protection Officer, Norwich City Council, City Hall, St Peter's Street, Norwich NR2 1NH. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made. The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact the officer named above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G Nelson', written in a cursive style.

Graham Nelson
Head of Planning Services

Copies of this letter have been sent to:

Name: The Owner/Occupier	Address: 34 Leopold Road Norwich NR4 7PJ
Name: The Owner/Occupier	Address: 25 Upton Road Norwich NR4 7PB
Name: The Owner/Occupier	Address: 23 Upton Road Norwich NR4 7PB
Name: The Owner/Occupier	Address: 21 Upton Road Norwich NR4 7PB
Name: The Owner/Occupier	Address: 60 Melrose Road Norwich NR4 7PW
Name: The Owner/Occupier	Address: 62 Melrose Road Norwich NR4 7PW
Name: The Owner/Occupier	Address: 64 Melrose Road Norwich NR4 7PW
Name: The Owner/Occupier	Address: 66 Melrose Road Norwich NR4 7PW
Name: The Owner/Occupier	Address: 68 Melrose Road Norwich NR4 7PW
Name: The Owner/Occupier	Address: 70 Melrose Road Norwich NR4 7PW
Name: The Owner/Occupier	Address: 72 Melrose Road

	Norwich NR4 7PW
Name: The Owner/Occupier	Address: The Beehive Public House 30 Leopold Road Norwich NR4 7PJ
Name: The Owner/Occupier	Address: 32 Leopold Road Norwich NR4 7PJ

Copy of Regulation 6 of The Town and Country Planning (Tree Preservation)(England) Regulations 2012

Objections and representations

6.—(1) Subject to paragraph (2), objections and representations—

(a) shall be made in writing and—

(i) delivered to the authority not later than the date specified by them under regulation

5(2)(c); or

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.



FORM OF TREE PRESERVATION ORDER

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

THE CITY OF NORWICH TREE PRESERVATION ORDER NUMBER 523

The City Council of Norwich, in exercise of the powers conferred on them by Section 198 of the Town and Country Planning Act 1990 hereby make the following Order –

Citation

1. This Order may be cited as Tree Preservation Order, 523 City of Norwich, 32 Leopold Road Norwich NR4 7PJ

Interpretation

2.
 1. In this Order “the authority” means the City Council of Norwich.
 2. In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.
 1. Subject to article 4, this Order takes effect provisionally on the date on which it is made.
 2. Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

DATED this 14 June 2017

Signed on behalf of the City Council of Norwich:

A handwritten signature in blue ink that reads "G Nelson". The signature is written in a cursive style with a large initial 'G'.

Graham Nelson
Head of planning services

Authorised by the Council to sign in that behalf

SCHEDULE

Article 3

SPECIFICATION OF TREES

Trees specified individually (**encircled in black on the map**)

Reference on Maps	Description	Situation
T1	Sycamore	In rear garden

TREE EVALUATION METHOD FOR PRESERVATION ORDERS -TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 13/6/17	Surveyor: MD
Tree details	
TPO Ref (if applicable): 32	Tree/Group No: 71
Owner (if known): LEOPOLD	Species: SYCAMORE
	Location:

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

* Relates to existing context and is intended to apply to severe irremediable defects only

Score & Notes

5

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

Score & Notes

2

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

3

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | | |
|--|---------------|
| 5) Principal components of arboricultural features, or veteran trees | Score & Notes |
| 4) Tree groups, or members of groups important for their cohesion | |
| 3) Trees with identifiable historic, commemorative or habitat importance | |
| 2) Trees of particularly good form, especially if rare or unusual | |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) | |

1

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- | | |
|-------------------------------|---------------|
| 5) Immediate threat to tree | Score & Notes |
| 3) Foreseeable threat to tree | |
| 2) Perceived threat to tree | |
| 1) Precautionary only | |

2

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

13

Decision:

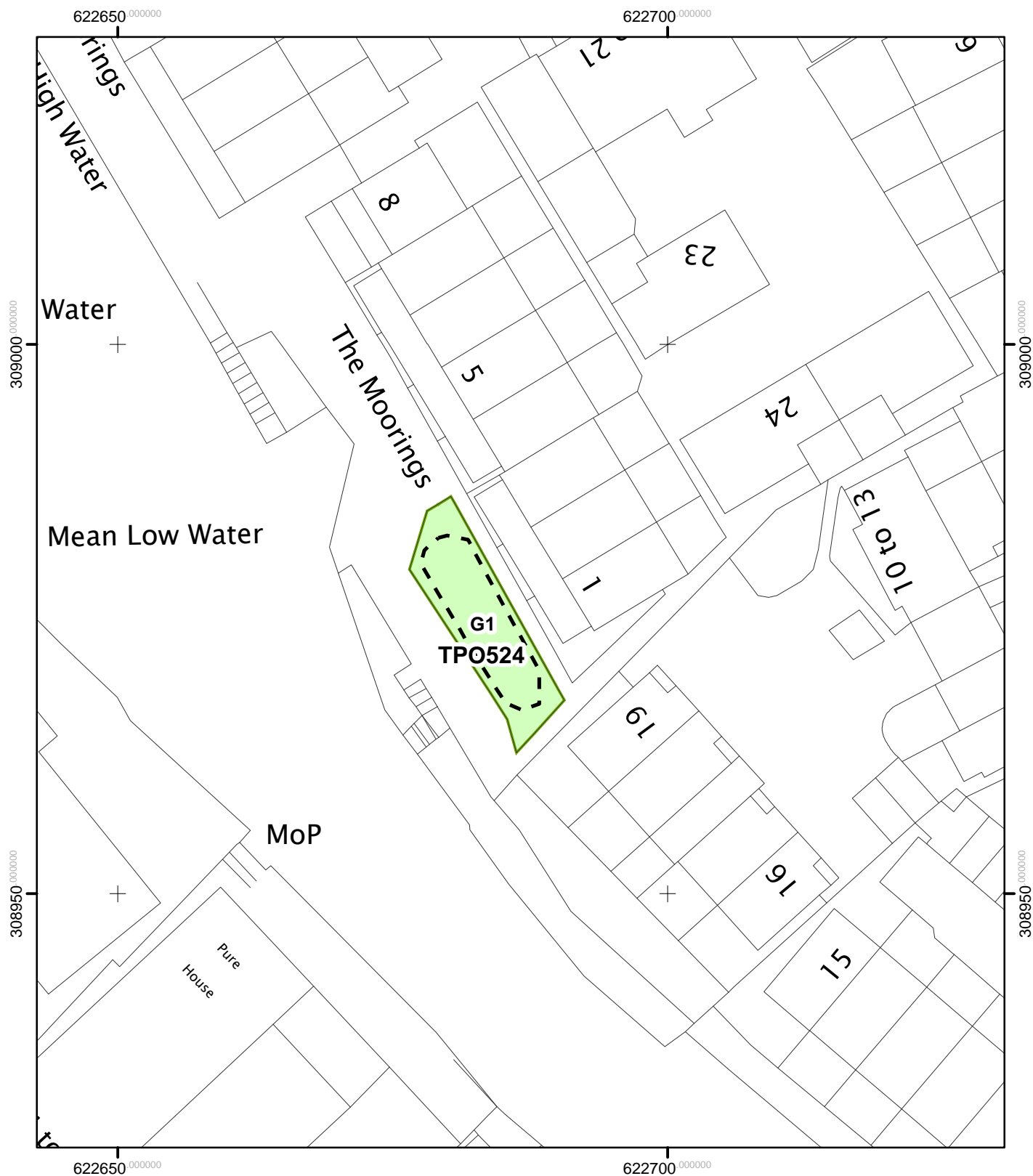
TPO.

Report to	Planning applications committee	Item
	14 December 2017	
Report of	Head of planning services	
Subject	Tree Preservation Order [TPO], 2017. City of Norwich Number 524; The Moorings, Norwich.	4(c)
Reason for referral	To consider representations received regarding the confirmation of the order.	

Ward:	Mancroft
Case officer	Mark Dunthorne, arboricultural officer – markdunthorne@norwich.gov.uk

Proposal		
To confirm Tree Preservation Order 2017, City of Norwich Number 524, The Moorings, Norwich, without modifications.		
Representations		
Object	Comment	Support
1	2	0

Main issues:	Key considerations:
1 Amenity	Impact on street scene. Level of amenity for residents and visitors to the area.
2 Climate change	Trees increase resilience to climate change
3 Air quality	Trees improve air quality
TPO Expiry date	10 January 2018
Recommendation	Confirm TPO 524 without modifications



PLANNING SERVICES

Norwich City Council, City Hall,
Norwich, NR2 1NH
Telephone 0344 980 3333

Date : 10/07/2017

Scale : 1:500

Drawn by : SRB



Introduction

1. A group of three, council-maintained, mature Italian alders situated at the front of 1-3 The Moorings, Norwich.
2. The location of the trees is shown on the attached plan.
3. Tree Preservation Order No 524 was served on the 10 July 2017 following an enquiry from Councillor Herries on behalf of residents at Indigo Yard. The residents had expressed concerns regarding recent pruning work that had taken place to one of the trees in the group, saying that the work had made the tree look very strange (in comparison to the other trees), fearing that the tree had been damaged, and the effect the pruning had on the street scene.

The site, surroundings and content

4. A residential area, the trees being located alongside a riverside pathway, accessible to the public.
5. The council's arboricultural officer visited the site and assessed the tree. The canopy of the tree had effectively been lifted by removing a large section of lower branches. The pruning cuts were considered to be of a satisfactory standard, but the extent of the work was excessive, and did not comply with industry best practice. (The work was not carried out by council contractors). Concerned that this work may set an undesirable precedent, and to discourage any further unauthorised work, consideration was given to serving a TPO. The Tree Evaluation Method for Preservation Orders (TEMPO) was used to evaluate the trees. The assessment has the following classifications:

TEMPO score:	TEMPO Decision guide
0 - 11	Does not merit a TPO
12 -15	TPO defensible
16 - 25	Definitely merits TPO

6. The assessment resulted in a score of 18 for the trees, indicating that they definitely merited a Tree Preservation Order. City of Norwich, no. 524 Tree Preservation Order, 2017: The Moorings, was served on 10th July 2017. Tree Preservation Order No 524 is provisionally in effect from 10th July 2017, until the 10 January 2018, 6 months from the date on which it was served.
7. During this period the council gives consideration as to whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any trees covered by the Order. The Council received one objection and two comments.
8. The council's standing orders require that when an objection to an Order is received, a report must be presented to planning committee before the Order is confirmed.

9. Notice of the new Order (along with a letter of explanation) was served on the owner of the properties, on the neighbouring properties, and on interested parties.

Representations

10. One objection was received. Comments received from two other members of the public. Full details of the representations are available on request.
11. The comments focus around the problems caused by the tree, namely falling debris, branches hitting her property, and her concerns regarding the lean of one of the trees. A resident stated that he would not be against the order, if the owners of The Moorings were allowed the ability to prune back branches.
12. These issues, and the issues set out in the objection, are summarised below. Responses are by the arboricultural officer.

Representation	Response
Falling debris, branches hitting property	Norwich City Council inspects the trees on a regular basis as part of a cyclical inspection programme of trees throughout the city. Most recent inspections were in 2014 and 2016. The 2016 inspection recognised that branches were low and close to properties, and specified lifting the crowns and pruning away from balconies to appropriate growth points. No major defects were identified. It is inevitable that some minor debris (small twigs/leaves etc) will fall from time to time, but the branches have now been pruned away from the balconies, thus reducing the issue.
Tree is leaning	Norwich City Council inspects the trees on a regular basis as part of a cyclical inspection programme of trees throughout the city. The lean is not a safety issue.
Would the owners of The Moorings be allowed the ability to prune back branches.	A TPO does not prevent work being carried out to a tree, it merely prevents inappropriate work. Consent would be granted for appropriate pruning work.
Concerns that the trees are too close to the houses. Suitability of this species in proximity to houses. A reasonable distance being 9m away (A quote from	The Leeds document is a guidance document adopted by Leeds City Council. It does not carry weight in decisions within Norwich. In any case,

Representation	Response
Leeds CC Guideline Distances from Development to Trees, 2011).	<p>many trees protected by planning conditions, Tree Preservation Orders or Conservation Area legislation exist in closer proximity to existing dwellings than recommended in the Dimensions Table. The removal of such trees will not normally be justified purely on the basis of substandard distances. Any problems in such circumstances can normally be addressed through standard arboricultural practices such as thinning or crown lifting. Serious problems of shade, ill health or evidence of structural damage would have to be apparent to override the normal presumption in favour of the retention of such trees for visual amenity or other reasons. (Quote from Leeds CC Guideline Distances from Development to Trees, 2011).</p>
Bird droppings are a hygiene problem.	<p>We do not prune or remove trees to deal with:</p> <ul style="list-style-type: none"> • Leaf and fruit fall from a tree onto a property or highway • Bird noise and droppings as this is a natural occurrence • Pollen, sap and insect excretions • Reduced daylight entering a property • Branches overhanging a property boundary • Poor television reception • Interference with telephone cables <p>(Extract from Norwich City Council)</p>
Root growth could be an issue.	<p>No supporting evidence of any damage to buildings or drains has been supplied.</p>

Main issues

Issue 1

13. The threat to, and potential loss of, mature, healthy trees, which are in good condition and which contribute significantly to the area. TPO status will help to ensure their future retention for the benefit of the vicinity.

Issue 2

14. The potential damage to/loss of, these trees, would contribute to the impacts of climate change. Through photosynthesis trees naturally absorb CO₂ a key greenhouse gas and act as a carbon sink by sequestering it. Also, by a combination of reflecting sunlight, providing shade and evaporating water through transpiration trees moderate the local microclimate and temperature.

Issue 3

15. These trees have a positive effect on air quality by cutting levels of airborne particulates and removing air pollutants.

Conclusion

16. The objection and comments regarding the Order have been taken note of, and whilst officers appreciate the concerns raised, it is their opinion that the trees should be protected to ensure future retention. They make a positive contribution to the amenity of the area, and have sufficient value to validate their continued protection by confirming the Tree Preservation Order.

Recommendation

17. To confirm Tree Preservation Order [TPO], 2017. City of Norwich Number 524; The Moorings, without modifications.



NORWICH
City Council

Please ask for:

6 Interested Parties as Listed

Mark Dunthorne
Arboricultural Officer (TPO)
Tel: 01603 212426
Email: planning@norwich.gov.uk
Date: 10 July 2017
Our reference: 17/00524/TPO
Please quote this when contacting us.

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (as amended).
TOWN & COUNTRY PLANNING (Tree Preservation) (England) REGULATIONS 2012

CITY OF NORWICH TREE PRESERVATION ORDER NUMBER 524

Location: The Moorings Norwich

Description: Tree Preservation Order, 2017 City of Norwich Number 524, The Moorings Norwich

I enclose a formal notice advising you that the Council has made a Tree Preservation Order at the above address. It is necessary for me to notify the owner/occupier of the land in question and any other adjoining residents and interested parties of the making of the order. A copy of the Order is enclosed.

As you will see from the Notice, you may make written representations or objections in respect of the Order within a period of 28 days from the serving of this Notice. Any objections should be sent to the case officer named above to planning@norwich.gov.uk or the address below. Please be aware that your comments (including your name and address) will be available as public information. Therefore, please do not include any sensitive information and you may choose to provide your comments as an attachment if corresponding by email and exclude your signature.

I would be most grateful if you could give me the name and address of any other person(s) you know who may have an interest in the premises which belong to or are associated with you.

Yours sincerely

Mark Dunthorne
Tree Protection Officer
Norwich City Council



NORWICH
City Council

Please ask for:

Mark Dunthorne

Arboricultural Officer (TPO)

Tel: 01603 212426

Email: planning@norwich.gov.uk

Date: 10 July 2017

IMPORTANT – THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended).

TOWN & COUNTRY PLANNING (Tree Preservation) (England) REGULATIONS 2012

TREE PRESERVATION ORDER 2017

THE CITY COUNCIL OF NORWICH NUMBER 524

ADDRESS:

The Moorings
Norwich

DESCRIPTION: Tree Preservation Order, 2017 City of Norwich Number 524, The Moorings
Norwich

DATE: 10 July 2017

THIS IS A FORMAL NOTICE to let you know that on 10 July 2017, the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the Schedule and shown on the map without the Council's consent. More information on Tree Preservation Orders can found on the government's Planning Practice Guidance website:

<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/>

The Council has made the Order to protect the amenity of the area.

The Order took effect, on a provisional basis, on 10 July 2017. It will continue in force on this basis for a further 6 months until the Order is confirmed by the Council, or if the Council decide not to confirm the order, the date on which the Council decide not to confirm the order, whichever occurs first.] The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, we must receive them in writing by 8 August 2017 (28 days after the date of the notice). Your comments must

comply with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided overleaf. Please send any comments by email to **planning@norwich.gov.uk** or to the Tree Protection Officer, Norwich City Council, City Hall, St Peter's Street, Norwich NR2 1NH. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made. The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact the officer named above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G Nelson', written in a cursive style.

Graham Nelson
Head of Planning Services

Copies of this letter have been sent to:

Name:	Address:
The Owner/Occupier	4 The Moorings Norwich NR3 3AX
Name:	Address:
The Owner/Occupier	3 The Moorings Norwich NR3 3AX
Name:	Address:
The Owner/Occupier	2 The Moorings Norwich NR3 3AX
Name:	Address:
The Owner/Occupier	1 The Moorings Norwich NR3 3AX
Name:	Address:
The Owner/Occupier	19 Indigo Yard Norwich NR3 3QZ
Name:	Address:
Cllr Christine Herries	Norwich City Council City Hall St Peters Street Norwich NR2 1NH

Copy of Regulation 6 of The Town and Country Planning (Tree Preservation)(England) Regulations 2012

Objections and representations

6.—(1) *Subject to paragraph (2), objections and representations—*

(a) shall be made in writing and—

(i) delivered to the authority not later than the date specified by them under regulation

5(2)(c); or

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

(2) The authority may treat as duly made objections and representations which do not comply

with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.



FORM OF TREE PRESERVATION ORDER

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

THE CITY OF NORWICH TREE PRESERVATION ORDER NUMBER 524

The City Council of Norwich, in exercise of the powers conferred on them by Section 198 of the Town and Country Planning Act 1990 hereby make the following Order –

Citation

1. This Order may be cited as Tree Preservation Order, 524
City of Norwich, The Moorings Norwich

Interpretation

2.
 1. In this Order “the authority” means the City Council of Norwich.
 2. In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.
 1. Subject to article 4, this Order takes effect provisionally on the date on which it is made.
 2. Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

DATED this 10 July 2017

Signed on behalf of the City Council of Norwich:

A handwritten signature in black ink, appearing to read 'G Nelson'.

Graham Nelson
Head of planning services

Authorised by the Council to sign in that behalf

SCHEDULE

Article 3
SPECIFICATION OF TREES

Groups of Trees (GROUP)
(within a broken black line on the map)

Reference on Map	Description	Situation
G1	3 x Italian Alder	Located in front of 1-3 The Moorings.

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 14 JUNE '17	Surveyor: MD THE MORNINGS
Tree details	
TPO Ref (if applicable):	Tree/Group No:
Owner (if known):	Location: 61
	Species: AGNUS CALDATA

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

* Relates to existing context and is intended to apply to severe irremediable defects only

Score & Notes

5

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

Score & Notes

2

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Highly suitable
Suitable
Suitable
Barely suitable
Probably unsuitable

Score & Notes

4

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | | |
|--|---------------|
| 5) Principal components of arboricultural features, or veteran trees | Score & Notes |
| 4) Tree groups, or members of groups important for their cohesion | |
| 3) Trees with identifiable historic, commemorative or habitat importance | |
| 2) Trees of particularly good form, especially if rare or unusual | |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) | |

4

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- | | |
|-------------------------------|---------------|
| 5) Immediate threat to tree | Score & Notes |
| 3) Foreseeable threat to tree | |
| 2) Perceived threat to tree | |
| 1) Precautionary only | |

3

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

18

Decision:

TPO

Report to Planning applications committee

Item

14 December 2017

Report of Head of planning services

Subject Tree Preservation Order [TPO], 2017. City of Norwich
Number 526; To the front of North Earlham Stores,
308 Bowthorpe Road, Norwich, NR5 8AB

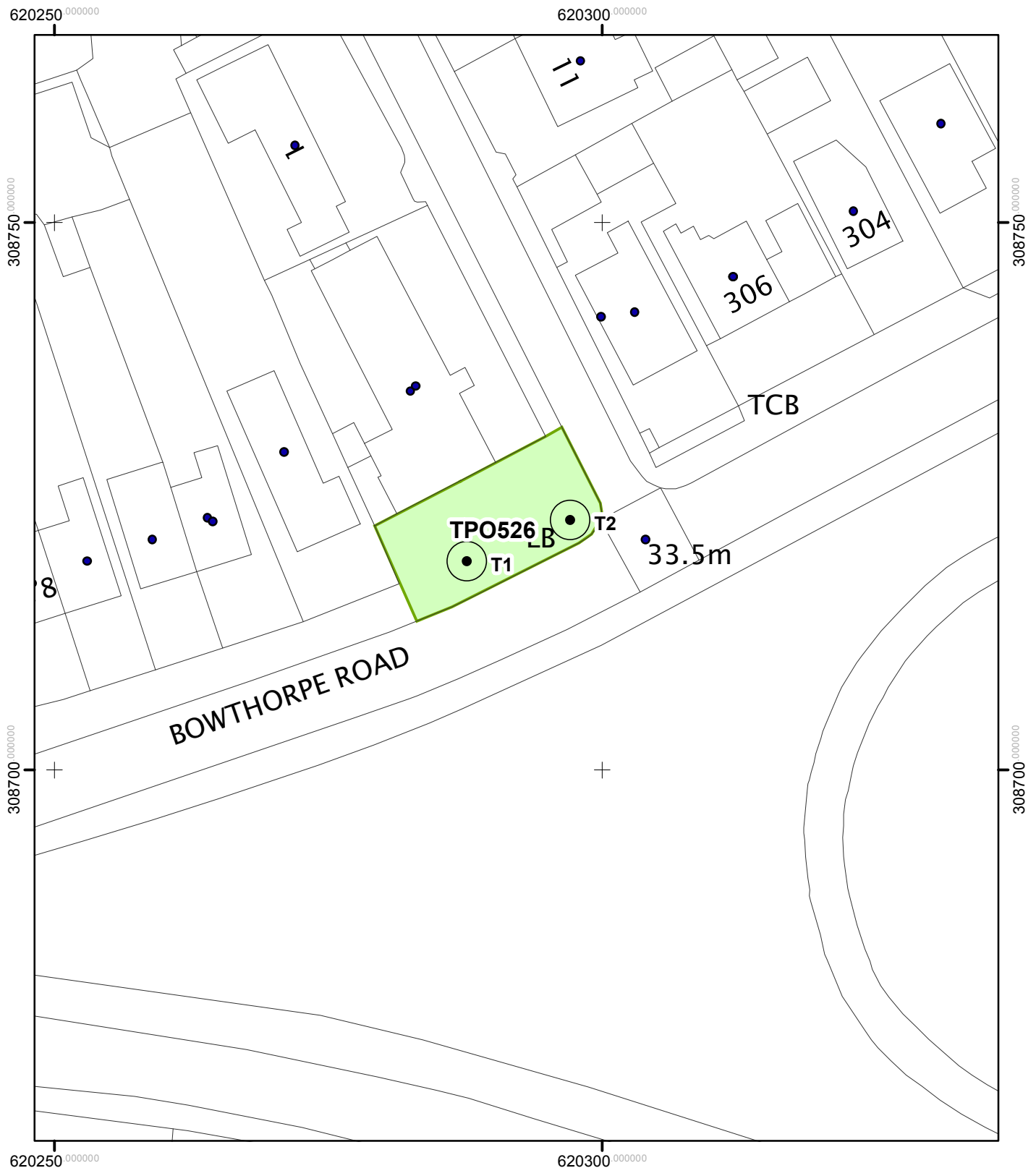
4(d)

Reasons for referral To consider representations received regarding the
confirmation of the order.

Ward:	Wensum
Case officer	Imogen Mole, Lead arboricultural officer imogenmole@norwich.gov.uk

Proposal		
To confirm Tree Preservation Order 2017, City of Norwich Number 526, At the front of North Earlham Stores, 308 Bowthorpe Road, Norwich, NR5 8AB without modifications		
Representations		
Object	Comment	Support
1	0	0

Main issues:	Key considerations:
1 Amenity	Impact on local residents Level of amenity for future occupiers
2 Climate change	Trees increase resilience to climate change
3 Air quality	Trees improve air quality
3 Biodiversity & wildlife	Trees aid biodiversity and wildlife
TPO Expiry date	
Recommendation	Confirm TPO 526 without modifications



PLANNING SERVICES

Norwich City Council, City Hall,
Norwich, NR2 1NH
Telephone 0344 980 3333

Date : 11/07/2017

Scale : 1:500

Drawn by : SRB



Introduction

1. The two lime trees are situated on the highway at the front of the property at 308 Bowthorpe Road. They are prominent features of Bowthorpe Road forming a cohesive avenue of trees along the highway.
2. The location of the trees is shown on the attached plan.
3. The trees are publically owned and maintained by Norwich City Council.
4. Tree Preservation Order No 526 was served on the trees following an application to remove the trees and ongoing correspondence from the owner of North Earlham Stores, 308 Bowthorpe Road.

The site, surroundings and content

5. The trees are a planned avenue of highways trees. The avenue stretches from the junction of Earlham Green Lane across the ring road at Guardian Road to outside the community hospital, approximately 1,170m of continuously tree lined road.
6. The owner/occupiers of 308 Bowthorpe Road applied to the council on 28 November 2016 requesting that the trees be felled as they were concerned about customers safely parking and that the street lights were ineffective. They were advised that there would be a 4 to 6 month wait for a tree inspection. The inspection was carried out on 6 June 2017 and a letter of “no work recommended” was sent to the owner/occupiers of 308 Bowthorpe Road on 19 June. This letter explained the reasons for the owner’s request to fell the trees did not comply with council policy. Therefore the council would not be felling the trees. Further correspondence with the owner/occupiers of 308 Bowthorpe Road has given rise to concern that the trees are under a perceived threat and therefore in this circumstance a TPO is considered to be expedient.
7. The council’s arboricultural officer assessed the tree using the Tree Evaluation Method for Preservation Orders (TEMPO). The assessment has the following classifications:

TEMPO score:	TEMPO Decision guide
0 - 11	Does not merit a TPO
12 -15	TPO defensible
16 - 25	Merits a TPO

The assessment resulted in a score of 22 for each of the lime trees which indicated that a Tree Preservation Order was defensible.

8. Tree Preservation Order, 2017 City of Norwich Number 526, Land in front of 308 Bowthorpe Road, Norwich NR5 8AB was served on the two lime trees on 12 July 2017. The Order was provisionally in effect for 6 months from the date on which it was served.

9. Tree Preservation Order No 526 was provisionally in effect from 12 July 2017 until the 12 January 2017, 6 months from the date on which it was served.
10. During this period the council gives consideration as to whether the Order should be confirmed that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any trees covered by the Order. The Council received one objection to TPO 526.
11. The council's standing orders require that when an objection to an Order is received a report must be presented to planning committee before the Order is confirmed.
12. Notice of the new Order (along with a letter of explanation) was served on the owner of the property, on the neighbouring properties and on interested parties.

Representations

13. One letter of representation has been received in response to the serving of Order No 526.
14. The letter of objection to the Order was received by the owners of 308 Bowthorpe Road.
15. Full details of this letter are available on request. The issues set out in the letters and the responses from the tree consultant are summarised below:

Representation	Response
Driver cannot see the road whilst pulling out, which causes conflict for the driver to get a view of the road, which is a health and safety risk	Tree lined roads have been proven to slow traffic speeds and increase road safety. The trees do partially obstruct the view along the road encouraging a cautious exit.
Drainage issue, Unable to drain water due to fallen leaves blocking the drainage which in advance causes substantial puddles, which are a health risk and people have slipped before.	Clearing fallen leaves is part of general maintenance expected to be undertaken by residents. The council also undertakes a leaf clearance programme in this area on an annual basis.
People park on the main road sometimes, which can cause more frequent overtaking occurring on the road which again increases the risk of accidents.	Dangerous parking is a police matter, cars obstructing the highway or footpath is not caused by the trees.

Representation	Response
The tree is not trimmed on a regular basis. This can also cause a conflict for the driver and make it harder for the vehicle to pull in and out on the road side..	The trees' basal growth is trimmed on an annual basis, Additional work to the basal cutting rounds was last carried out 06/2016 to remove low branches and deadwood.

Main issues

Issue 1

16. The loss of two large, mature trees which are in good condition and visible from Bowthorpe Road, Earlham Cemetery and Fieldview would impact negatively on the amenity of the area for local residents and for future occupiers.

Issue 2

17. The loss of these trees would also contribute to the impacts of climate change. Through photosynthesis trees naturally absorb CO₂ a key greenhouse gas and act as a carbon sink by sequestering it. Also, by a combination of reflecting sunlight, providing shade and evaporating water through transpiration trees moderate the local microclimate and temperature.

Issue 3

18. The tree has a positive effect on air quality by cutting levels of airborne particulates and removing air pollutants.

Issue 4

19. The tree enhances biodiversity by providing habitats for a variety of species and thereby contributes to providing a healthy food chain that is of benefit to birds and mammals.

Conclusion

20. Objections to the Order have been taken note of and whilst officers appreciate the concerns raised it is their opinion that the tree in question makes a positive environmental contribution and has significant amenity value to validate their continued protection by the confirming of the Tree Preservation Order.

Recommendation

21. To confirm Tree Preservation Order [TPO], 2017. City of Norwich Number 526; Land In Front of 308 Bowthorpe Road, NR5 8AB without modifications.

**Please ask for:**

3 Interested Parties

Mark Dunthorne
 Arboricultural Officer (TPO)
 Tel: 01603 212426
 Email: planning@norwich.gov.uk
 Date: 12 July 2017
 Our reference: 17/00526/TPO
 Please quote this when contacting us.

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (as amended).
TOWN & COUNTRY PLANNING (Tree Preservation) (England) REGULATIONS 2012

CITY OF NORWICH TREE PRESERVATION ORDER NUMBER 526

Location: Land In Front Of 308 Bowthorpe Road Norwich NR5 8AB

Description: Tree Preservation Order, 2017 City of Norwich Number 526, Land In Front Of 308 Bowthorpe Road Norwich NR5 8AB

I enclose a formal notice advising you that the Council has made a Tree Preservation Order at the above address. It is necessary for me to notify the owner/occupier of the land in question and any other adjoining residents and interested parties of the making of the order. A copy of the Order is enclosed.

As you will see from the Notice, you may make written representations or objections in respect of the Order within a period of 28 days from the serving of this Notice. Any objections should be sent to the case officer named above to planning@norwich.gov.uk or the address below. Please be aware that your comments (including your name and address) will be available as public information. Therefore, please do not include any sensitive information and you may choose to provide your comments as an attachment if corresponding by email and exclude your signature.

I would be most grateful if you could give me the name and address of any other person(s) you know who may have an interest in the premises which belong to or are associated with you.

Yours sincerely

Mark Dunthorne
 Tree Protection Officer
 Norwich City Council



NORWICH
City Council

Please ask for:

Mark Dunthorne

Arboricultural Officer (TPO)

Tel: 01603 212426

Email: planning@norwich.gov.uk

Date: 12 July 2017

IMPORTANT – THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended).

TOWN & COUNTRY PLANNING (Tree Preservation) (England) REGULATIONS 2012

TREE PRESERVATION ORDER 2017

THE CITY COUNCIL OF NORWICH NUMBER 526

ADDRESS:

Land In Front Of 308 Bowthorpe Road
Norwich
NR5 8AB

DESCRIPTION: Tree Preservation Order, 2017 City of Norwich Number 526, Land In Front Of 308 Bowthorpe Road Norwich NR5 8AB

DATE: 12 July 2017

THIS IS A FORMAL NOTICE to let you know that on 12 July 2017, the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the Schedule and shown on the map without the Council's consent. More information on Tree Preservation Orders can found on the government's Planning Practice Guidance website:

<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/>

The Council has made the Order to protect the amenity of the area.

The Order took effect, on a provisional basis, on 12 July 2017. It will continue in force on this basis for a further 6 months until the Order is confirmed by the Council, or if the Council decide not to confirm the order, the date on which the Council decide not to confirm the order, whichever occurs first.] The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, we must receive them in writing by 10 August 2017 (28 days after the date of the notice). Your comments must

comply with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided overleaf. Please send any comments by email to **planning@norwich.gov.uk** or to the Tree Protection Officer, Norwich City Council, City Hall, St Peter's Street, Norwich NR2 1NH. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made. The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact the officer named above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G Nelson', written in a cursive style.

Graham Nelson
Head of Planning Services

Copies of this letter have been sent to:

Name:	Address:
The Owner/Occupier	North Earlham Post Office 308 Bowthorpe Road Norwich NR5 8AB
Name:	Address:
The Owner/Occupier	308 Bowthorpe Road Norwich NR5 8AB
Name:	Address:
The Owner/Occupier	310 Bowthorpe Road Norwich NR5 8AB

Copy of Regulation 6 of The Town and Country Planning (Tree Preservation)(England) Regulations 2012

Objections and representations

6.—*(1) Subject to paragraph (2), objections and representations—*

(a) shall be made in writing and—

(i) delivered to the authority not later than the date specified by them under regulation

5(2)(c); or

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

(2) The authority may treat as duly made objections and representations which do not comply

with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.



FORM OF TREE PRESERVATION ORDER

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

THE CITY OF NORWICH TREE PRESERVATION ORDER NUMBER 526

The City Council of Norwich, in exercise of the powers conferred on them by Section 198 of the Town and Country Planning Act 1990 hereby make the following Order –

Citation

1. This Order may be cited as Tree Preservation Order, 526
City of Norwich, Land In Front Of 308 Bowthorpe Road Norwich NR5 8AB

Interpretation

2.
 1. In this Order “the authority” means the City Council of Norwich.
 2. In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.
 1. Subject to article 4, this Order takes effect provisionally on the date on which it is made.
 2. Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

DATED this 12 July 2017

Signed on behalf of the City Council of Norwich:

A handwritten signature in black ink, appearing to read 'G Nelson', written in a cursive style.

Graham Nelson
Head of planning services

Authorised by the Council to sign in that behalf

SCHEDULE

Article 3
SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on Maps	Description	Situation
T1	1 x Lime	In front of 308 Bowthorpe Road

Reference on Maps	Description	Situation
T2	1 x Lime	In front of 308 Bowthorpe Road

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 27 Dec 17	Surveyor: Imogen Mole
Tree details: 308 Bowthorpe Rd TPO 526	
TPO Ref (if applicable):	Tree/Group No:
Owner (if known): NCCouncil	Species: Tilia xeuropaea
	Location: 308 Bowthorpe Road.

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

* Relates to existing context and is intended to apply to score irremediable defects only

Score & Notes

5

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 3) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10 | Unsuitable |

* Includes trees which are an existing or potential fire hazard, including those clearly outgrowing their context or which are significantly negatively impacting the potential of other trees of better quality

Score & Notes

5

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|--|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view, only | Suitable |
| 2) Young, small, or medium, large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

5

d) Other factors

Trees must have accrued 7 or more points with no other notes to qualify

- | | |
|--|---------------|
| 5) Principal components of arboricultural features, or veteran trees | Score & Notes |
| 4) Tree groups, or members of groups important for their cohesion | |
| 3) Trees with identifiable historic, commemorative or habitat importance | |
| 2) Trees of particularly good form, especially if rare or unusual | |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) | |

4

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- | | |
|-------------------------------|---------------|
| 5) Immediate threat to tree | Score & Notes |
| 3) Foreseeable threat to tree | |
| 2) Perceived threat to tree | |
| 1) Precautionary only | |

2

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

21

Decision:

TPO trees

Report to Planning applications committee

Item

14 December 2017

Report of Head of planning services

Subject Application no 17/01180/F - 171 Newmarket Road,
Norwich, NR4 6AP

**Reason
for referral** Objection

4(e)

Ward:	Eaton
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal			
Construction of detached two-storey dwelling.			
Representations			
	Object	Comment	Support
First Consultation	10	0	4
Second Consultation	5	0	0

Main issues	Key considerations
1 Principle of development	The principal of development in the context of the development plan.
2 Design & Heritage	The impact of the development within the context of the site / character of the surrounding area / impact upon the surrounding conservation area.
3 Amenity	The impact of the development on the occupiers of the neighbouring properties.
4 Transport	Access arrangements to the site
5 Trees	The impact of the development on nearby trees
Expiry date	15 December 2017
Recommendation	Approve



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Planning Application No 17/01180/F
Site Address 171 Nemarket Road

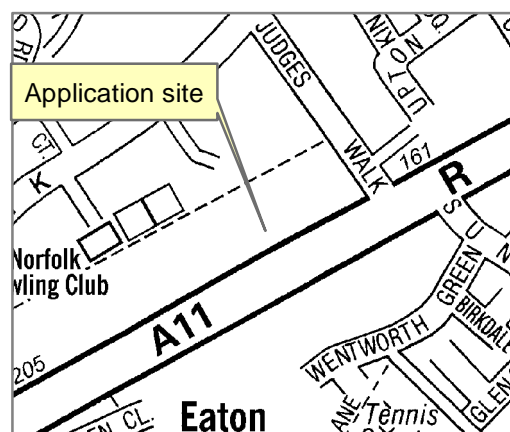
Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES

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The site and surroundings

1. The application site is located within the rear garden of 171 Newmarket Road, on an area currently used as a tennis court. 171 Newmarket Road is a large, two storey detached dwelling constructed circa 2000 in a traditional style. The site features an extensive front garden area, gravel driveway which provides access to Newmarket Road, parking / turning area to the rear and a further area of garden to the rear where a tennis court has been installed adjacent to the rear boundary. The majority of the garden areas have been laid to lawn, although there is mature planting separating the driveway and road from the garden area. There are also tall mature trees marking the boundaries to the south and east.
2. The site is bordered by 173 Newmarket Road to the west, a large detached two storey dwelling constructed on a large plot, and 165 Newmarket Road to the east, a large detached two storey character property constructed within extensive grounds. To the north of the site is an unsurfaced track known as The Loke which runs between Judges Walk to the east and Unthank Road to the west. Beyond The Loke is 424 Unthank Road, a two storey detached dwelling forming part of a small cul-de-sac of similar properties. Tall mature trees are in place along the neighbouring boundary to the north.
3. The prevailing character of the surrounding area is predominantly residential with most properties being large detached dwellings constructed on large plots. It should also be noted that there are a number of smaller dwellings which have recently been constructed or are under construction within the gardens of neighbouring properties. Many of the neighbouring properties were constructed around the beginning of the twentieth century and form important elements of the character of the conservation area in terms of form and material. The significant number of tall mature trees also contribute significantly to the character of the area, creating a verdant appearance.

Constraints

4. Conservation Area: Newmarket Road
5. Conservation Area: Adj. Unthank and Christchurch
6. Tree Preservation Order Site: 171 Newmarket Road

Relevant planning history

7.

Ref	Proposal	Decision	Date
4/1994/0676	Erection of single dwelling and detached garage.	APCON	22/09/1994
4/1997/0224	Erection of house and annexe.	APCON	05/09/1997

The proposal

8. The application seeks full planning consent for the construction of a two storey detached dwelling to the rear (north) of 171 Newmarket Road with sole access being provided via the existing driveway. It should be noted that the proposal has been revised during the course of its determination. Most notably, the original scheme included the use of The Loke as a sole access and included the construction of a garage block. Changes have also been made to the external appearance of the proposed dwelling in a reduction in the size of some glazing sections and the use of render finish.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
No. of storeys	2
Max. dimensions	The footprint measures 17m at its widest and 12.5m at its deepest points. The ridge line of the main section of roof is 8.8m tall with the projecting gable sections being lower at 8.1m tall. The eaves height is 5.7m tall.
Appearance	
Materials	Buff coloured bricks, cream coloured render, slate tiles, dark grey aluminium windows and doors.

Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two consultation periods have been run as a result of the revised access and redrawn site boundaries. 14 letters of representation were received during the initial consultation and a further 5 letters of representation were received during the second consultation period 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
The proposed dwelling is too tall / overly large	See main issue 2
The proposal will result in overlooking (no. 424 Unthank Road / 165 Newmarket Road)	See main issue 3

Issues raised	Response
The proposal will result in loss of daylight / sunlight to neighbouring property and overshadowing of gardens.	See main issue 3
The proposal will result in light pollution (no. 424 Unthank Road)	See main issue 3
The use of The Loke is not acceptable / will cause harm to amenity	See main issues 3 & 4
Route for construction traffic	The sole access to the site is to be via the existing access from Newmarket Road only.

Consultation responses

10. 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.

Design and conservation

11. No comments submitted.

Highways (local)

12. No objections.

Tree protection officer

13. (Revised plans) The construction of the no-dig driveway will need to be completed before any construction activity starts. Add condition TR4 Arboricultural Supervision in relation to the driveway construction and TR7 Works on site in accordance with the AIA, AMS and TPP.

Norfolk Fire & Rescue Service

14. (Revised plans) From the revised plans that you have sent over it would appear that the issues on fire appliance access have been dealt with. A turning head has now been provided and the width of the access road is now acceptable, pending confirmation that it will be a made up surface and not bare earth as previously mentioned.

Assessment of planning considerations

Relevant development plan policies

15. **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
- JCS6 Access and transportation
- JCS12 The remainder of the Norwich urban area including the fringe parishes

16. 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
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM9 Safeguarding Norwich's heritage
- DM12 Ensuring well-planned housing development
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design

Case Assessment

18. 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

19. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
20. Residential gardens in built up areas are excluded from the definition of previously developed land within the NPPF. Paragraph 53 of the NPPF states that local authorities should consider the case for setting out policies to resist inappropriate development in residential gardens, for example where development would cause harm to the local area. The council considered this matter as part of the development of policies in the local plan and concluded that the criteria based policies in DM3 and DM12 are satisfactory to determine applications for dwellings in

gardens. Therefore there are no specific policies restricting new dwellings in the gardens of existing properties.

21. Paragraph 50 of the NPPF states that local authorities should deliver a wider choice of quality homes. Policies JCS 4 and DM12 are all supportive of new dwellings which help to meet housing need in the city. A dwelling of this scale is considered to form part of the mix of residential accommodation, contributing to the City housing stock. The principle of a dwelling in an established residential area with easy access to public transport to the city centre is therefore acceptable in principle in accordance with the above policies subject to other material planning considerations below.
22. Policy DM12 of the Norwich Development Management Policies Plan supports new residential development within the city boundary except in specific circumstances, none of the exceptions apply to this application site. The site is in a sustainable location for new housing, within walking distance of a number of public transport routes and is within easy cycling distance to the City Centre. The proposal is therefore considered to be acceptable in principle, subject to assessment against criteria a) to e) of DM12 and a considerations against other development plan policies and material considerations. With regard to criteria a), c) and d) of DM12 the proposals will not compromise wider regeneration proposals and given the proposals is for a single dwelling in a residential area the proposals are consistent with criteria c) and d). An assessment against the character and appearance of the area, heritage assets and density are assessed in the design and heritage section below (criteria b) and e)).

Main issue 2: Design & Heritage

23. Key policies and NPPF paragraphs – JCS2, DM3, DM9, DM12, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
24. The proposal first involves the removal of the existing tennis court and fencing located at the rear of the site. Within its place a two storey dwelling is to be constructed. The proposed dwelling is to be arranged with an irregular footprint consisting of a series of interlinked rectangular blocks. The footprint measures 17m at its widest and 12.5m at its deepest points. The proposed dwelling has been designed with a central dual-pitched roof with an east – west orientation and two projecting gables to the north and south. The ridge line of the main section of roof is 8.8m tall with the projecting gable sections being lower at 8.1m tall. Each section has a matching eaves height of 5.7m tall.
25. The proposed dwelling is to be constructed using buff coloured bricks and a cream coloured render and the roof is to be finished in slate tiles. The design includes extensive sections of glazing, most notably on the south-west elevation where there is to be floor to ceiling curtain glazing up to the apex of the gable. The south-west corner features an outdoor patio area with sun louvres above, propped up by an oak post. The finish also includes dark grey coloured aluminium sliding and bi-fold doors, grey aluminium windows, PVC fascia, galvanised steel guttering and sandstone edged coping.
26. Concern has been raised from neighbours that the proposed dwelling is too large and is of an appearance which does not fit in well with the prevailing character of the area. The historic character of this part of the Newmarket Road Conservation

Area is of large detached two storey properties on large rectangular plots which were created during the late C19th with dwellings erected on most plots during the early C20th. This urban form has been eroded in recent years to some extent by development in rear gardens of other plots in the area such as at 177 Newmarket Road and more recently at 1 and 3 Judges Walk. Whilst appeals have been defended for some properties in the past (albeit not under the current local plan) these have related to original Victorian Villas, whereas in this case (and the case of 177 Newmarket Road) the host dwelling is not of Victorian construction.

27. The overall scale of the proposed dwelling is similar to many of the neighbouring properties with the height and number of bedrooms created being of particular likeness. The proposed dwelling does differ from most of the older neighbouring properties which have predominantly been constructed from a similar palette of materials including red bricks, rendered walls and clay pantiles. The proposal is similar in terms of overall form as a detached dwelling with a dual pitched roof with feature projecting gables. The more contemporary approach to the design is not considered objectionable in principal however arguably more could have been done to relate the scheme better to its verdant surroundings. Having said this, the siting of the dwelling at the end of the garden of the parent property also helps to ensure that the property is not visible from the public realm, therefore limiting the proposals impact on the conservation area.
28. Whilst the proposal would further erode the historic plot form of this part of the conservation area, the fact that the host property is not an original Victorian villa and that the appreciation of this from the public realm will be limited to non-existent means that the impact on the conservation area is extremely limited. The scale and nature of the property will be consistent with the character of the area of large dwellings on spacious plots.

Main issue 3: Amenity

29. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
30. The proposed dwelling includes the provision of four en-suite bedrooms and substantial living spaces. As such, the proposal is considered to provide for a good standard of amenity for the future occupiers.
31. The proposed dwelling is to be constructed a significant distance from neighbouring properties, with the parent property to the south and 424 Unthank Road being the closest at 30m and 25m respectively. As the parent property is owned by the applicant, no representations have been made however it is considered that the significant distance between properties and proposed screening and planting along the proposed boundary will sufficiently mitigate any potential harm caused to neighbouring residential amenities.
32. 424 Unthank Road is separated from the site by The Loke and rows of trees which mark the edges of each boundary. A number of trees adjacent to the site have recently been lopped, giving the site a more open feel. Particular concern has been raised by the occupants of 424 Unthank Road that the scale of the proposed dwelling will cause harm to their residential amenity by way of overlooking, loss of privacy, overshadowing and loss of daylight. The representations made over the course of both consultations include detailed diagrammatic explanations and photographs to express their concern. Having visited the site on several occasions

during both summer and autumnal months, and having also visited the neighbouring property it is considered that the proposal will result in a noticeable change to the current situation, albeit one which does not cause significant harm.

33. The proposed dwelling will be visible through the treeline during winter months, however during times of the year when the mature trees are in full foliage much of the dwelling will be obscured from view. An assessment of the proposal on the amount of daylight reaching the neighbouring property has been carried out. The proposed dwelling will cause a small amount of overshadowing of some of the garden area during winter months, however this is not considered to significantly alter the current situation where the existing line of tall mature trees obscures sunlight. The proposed dwelling will not significant impact upon the primary living spaces of the neighbouring property which are orientated to face to the south-east, away from the proposed dwelling which is directly to the south. Similarly, the proposed dwelling will allow for some limited views of the neighbouring garden, however the significant distance between properties and presence of screening along the boundary help to ensure that significant loss of privacy does not occur. It should be noted that the only first floor rear facing room is to be used as a spare bedroom. It should also be noted that the type of views afforded by the proposed dwelling are typical of properties within this area of the city.
34. Particular concern was also raised by 424 Unthank Road that the proposed dwelling will result in light pollution from the large areas of glazing on the adjacent elevation. The proposal has been revised to reduce the glazing within this elevation so that the glazing does not extend into the apex of the gable, as per other elevations. As a result, the potential for light emitting from this elevation and causing significant harm to the neighbouring property is considered to be minimal.
35. Concerns have been raised by the occupants of 165 Newmarket Road to the east of the site that the proposed dwelling would result in a loss of privacy. The proposed dwelling is to be constructed approximately 60m from the site and as such will not result in a loss of privacy.
36. Representations were received from a number of neighbours concerned that the proposed use of The Loke, as per the original submission would cause harm to neighbouring properties by way of an increase in vehicular movements. The proposal has since been revised so that the sole vehicular access is to be via the existing driveway to Newmarket Road. As such, the revised access will result in an increase in traffic passing the parent property. It is not considered that this will cause significant harm to the amenities of 171 Newmarket Road as the driveway passes several rooms which benefit from dual aspects, with much of the other main living spaces being located on the opposite side of the property. A detailed landscaping scheme can assist in ensuring that potential harm is mitigated by way of some form of screening which can be secured by way of condition.
37. It is not considered that any other neighbouring properties will be impacted upon as a result of the proposed development by way of overshadowing, overlooking or loss of outlook. This is a result of the significant distances between properties and the presence of mature trees within the surrounding area.

Main issue 4: Transport

38. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
39. The proposal originally comprised of a sole access to the site making use of The Loke and Judges Walk to the east. Following several site visits and following guidance provided by the Fire Service it was determined that the use of The Loke for vehicular traffic is unacceptable. Indeed there is little evidence that The Loke has been used by vehicles beyond the rear access serving 165 Newmarket Road which is a secondary access only. The site has an existing gate onto the Loke which has not been used by vehicles as the tennis court makes this impossible. Given the unmade single track nature of the Loke, the distance between Judges Walk and the application site, inability for vehicles to pass, inability to service the property via the Loke, poor access arrangements at the junction with Judges Walk and availability of an alternative access point to the site, vehicular access via the Loke is not considered appropriate.
40. The revised scheme therefore seeks to make use of the existing access which currently abuts the edge of the application site where a gravel parking area is located. The proposal includes the provision of a turning head for fire appliances as per the requirements of the fire safety officer. The proposal includes the provision of a new shingle driveway and parking area located to the east of the proposed dwelling which is to link directly to the existing access. The existing driveway is currently surfaced in gravel ensuring that it is suitable for an increase in vehicular traffic. To ensure that the access arrangements remain in place and continue to be both safe and do not cause harm to neighbouring amenities, it is considered reasonable to add a condition which prohibits the use of The Loke for vehicular access, with only the Newmark Road access being used as the sole vehicular access to the site.
41. The proposal includes the provision of a combined cycle and bin store close to the proposed entrance to the site. The store is to be constructed using timber and provides space for three wheeled bins and up to four cycles.
42. The application site is considered to be within a sustainable location, close to bus routes and cycle paths which provide easy access to and from the city.

Main issue 5: Trees

43. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
44. A detailed tree survey and arboricultural method statement (AMS) have been submitted as part of the application. The survey confirms that no trees are required to be removed to facilitate the construction of the proposed dwelling. One Ash tree however to be removed on arboricultural grounds. The AMS includes the creation of root protection areas and protective fencing to ensure that no trees are harmed during the construction of the proposed dwelling.
45. The proposal includes the planting of a row of Yew trees along the southern boundary of the application site. The trees are designed to provide a visual screen to separate the proposed dwelling from the rear of the parent property. The submission of a detailed landscaping plan to be secured by way of condition will

assist in ensuring that an appropriate tree planting plan is put in place to both provide screening and encourage biodiversity.

Other matters

46. The submission indicates that surface water will be disposed of via a soakaway, however now detailed drainage strategy or percolation testing has been undertaken to date. It is recommended that surface water drainage details can be agreed via condition in this case.

Equalities and diversity issues

47. There are no significant equality or diversity issues.

Local finance considerations

48. 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.
49. 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.
50. In this case local finance considerations are not considered to be material to the case.

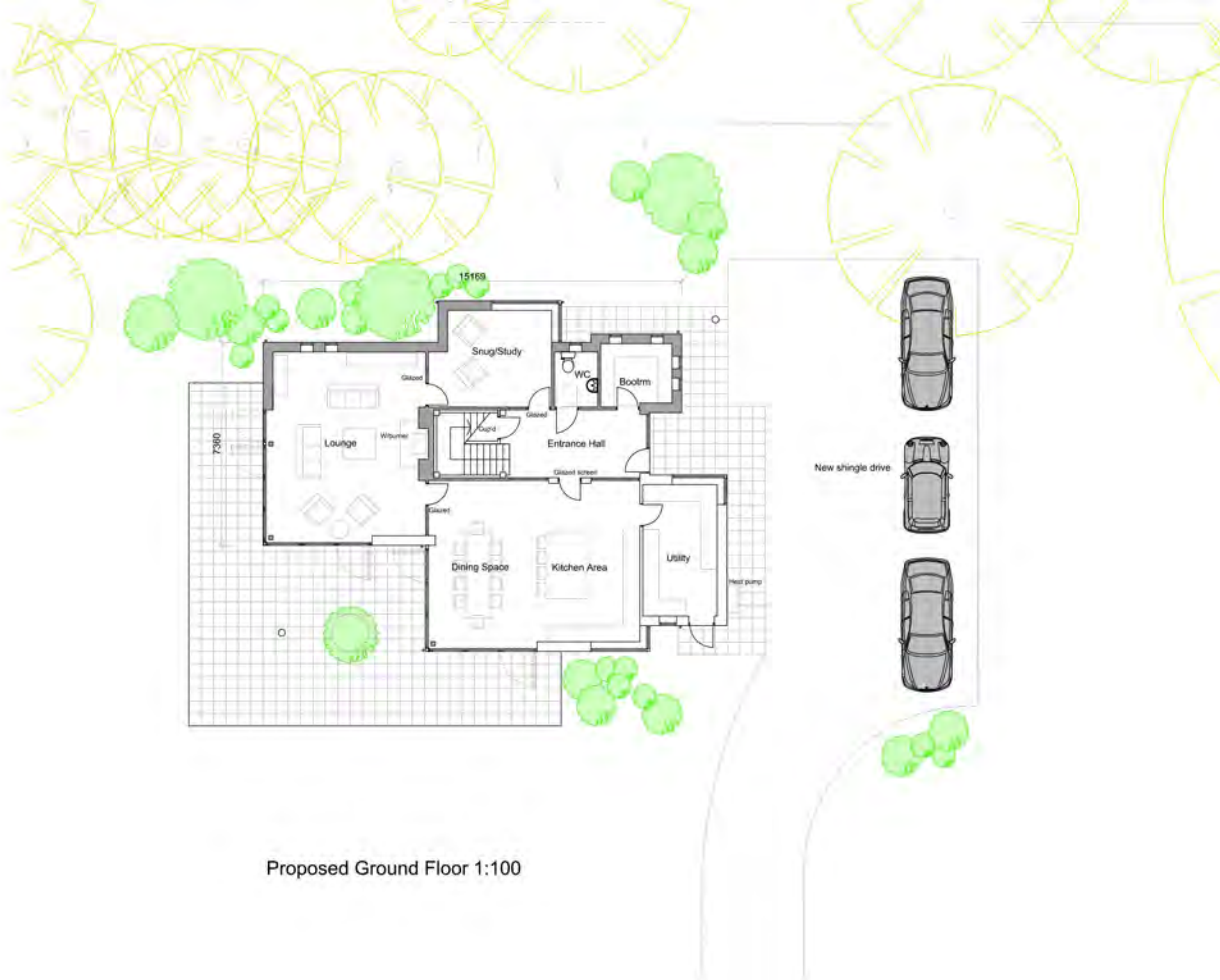
Conclusion

51. The principal of development on this site is considered acceptable in principal subject to key issues of character and appearance, amenity and access. Whilst the proposal would further erode the historic plot form of this part of the conservation area, the fact that the host property is not an original Victorian villa and that the appreciation of this from the public realm will be limited to non-existent means that the impact on the conservation area is extremely limited. Any such harm is considered to be outweighed by the benefits of the proposal in the delivery of a further dwelling on the site which will contribute, albeit extremely modestly, to housing supply.
52. The proposal will result in the construction of a new dwelling within a sustainable location without causing significant harm to the residential amenities of the occupiers of neighbouring properties and the revised access arrangements to the site are considered to be appropriate.
53. The development is therefore 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. 17/01180/F - 171 Newmarket Road, Norwich, NR4 6AP and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Sole access to be via the existing driveway only / no vehicle access via The Loke;
4. Details of hard and soft landscaping and planting
5. Arboricultural Supervision;
6. Works in accordance with AIA / AMS;
7. Water efficiency;
8. Surface water drainage.



Proposed Ground Floor 1:100



Proposed First Floor 1:100

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SCALE BAR
1:100

H	Revised drive area.	06.12.17
G	Revised boundary line.	20.11.17
F	Revised boundary line.	15.11.17
E	Revised text.	17.10.17
D	Revised entrance, turning head and drive.	11.10.17
C	Garage removed and type 3 turning head.	09.10.17
B	Measurements added.	22.08.17

rev: date:

architects and consulting engineers



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e: info@dfal.tv w: www.dfal.tv

Project:
Sub-division of garden and erection of new house and garage at rear of 171, Newmarket Road.

Client:
Mr & Mrs Cumby

Drawing:
Proposed ground and first floor plan.

Drawn by: D.L.L.L.	Checked by: -	Orig. No. 6717 P01	Rev. H
Scale: 1:100 @ A1	Date: July '17		



North West Elevation 1:100



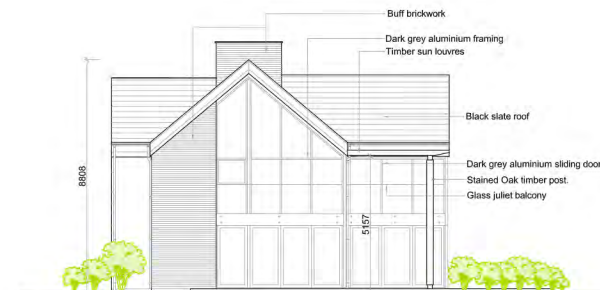
171, Newmarket Road



North East Elevation 1:100



Rear South East Elevation 1:100



South West Elevation 1:100

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SCALE BAR

1:100 0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

Rev.	Description	Date
F	Revised north-west elevation.	15.11.17
E	Revised materials	11.10.17
D	Garage removed	09.10.17
C	Scales clarified	22.08.17
A	Roof lights removed	05.07.17

rev: date:

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e: info@dfal.tv w: www.dfal.tv

Project:
Sub-division of garden and erection of new house and garage at rear of 171, Newmarket Road.

Client:
Mr & Mrs Cumby

Drawing:
Proposed elevations.

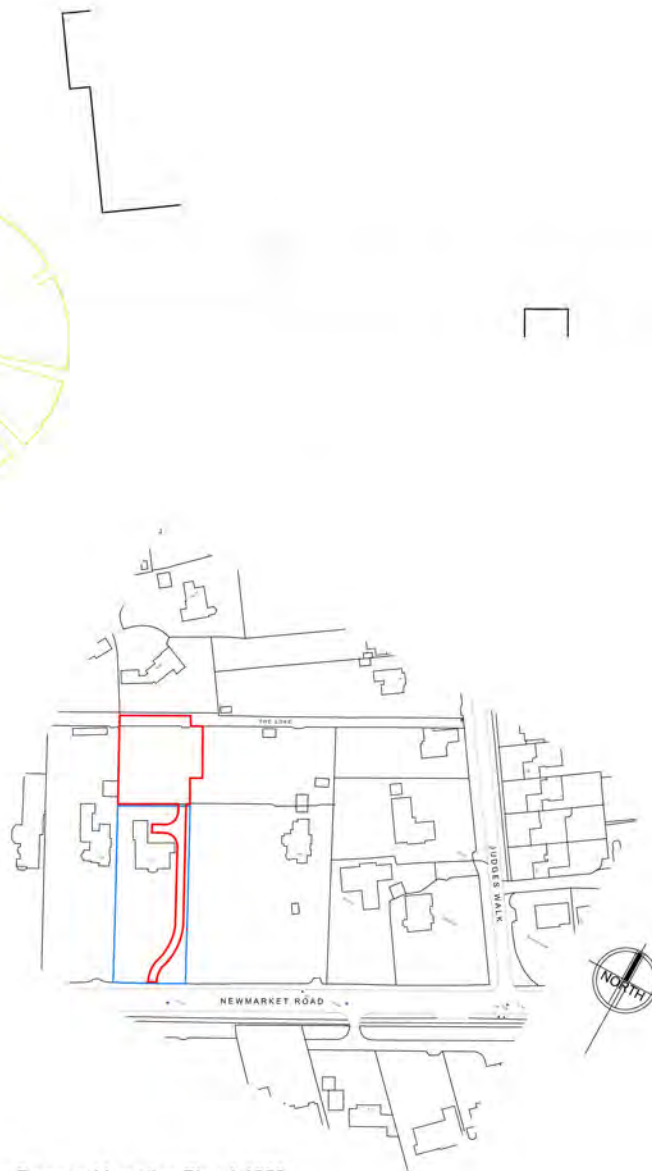
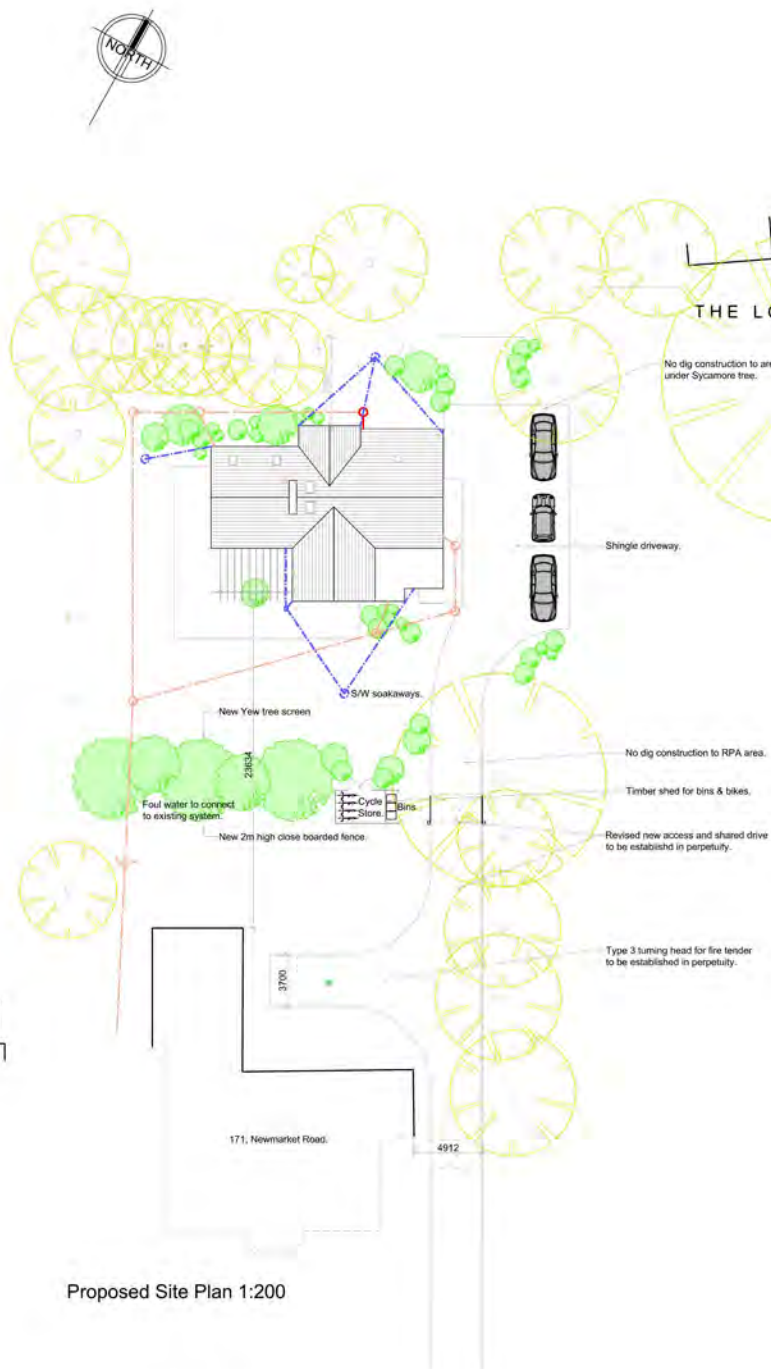
Drawn by:	Checked by:	Dir. No.	Rev.
DL	LL		

Scale:
1:100 @ A1

Date:
July '17

6717 P02

F



Proposed Location Plan 1:1250

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L	Revised driveway area.	06.12.17
K	Revised boundary line.	20.11.17
J	Revised boundary line.	15.11.17
I	Revised text.	17.10.17
H	Revised red boundary line.	16.10.17
G	Revised red boundary line.	12.10.17
F	Revised access arrangement / materials.	11.10.17
E	Garage removed.	09.10.17
D	Entrance revised to include Type 3 turning head	27.09.17
C	Site boundary revised	19.07.17

rev: date:

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e: info@dfal.tv w: www.dfal.tv

Project:
Sub-division of garden and erection of new house and garage at rear of 171, Newmarket Road.

Client:
Mr & Mrs Cumby

Drawing:
Proposed Site Layout Plan

Drawn by: DL	Checked by: -	Orig. No. 6717 SL01	Rev. L
Scale: 1:200 & 1:1250 @A1			
Date: July '17			

Report to Planning applications committee

Item

14 December 2017

Report of Head of planning services

Subject Application no 17/01535/F - 25 Pitchford Road,
Norwich NR5 8LQ

**Reason
for referral** Objection

4(f)

Ward:	Bowthorpe
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Extensions and conversion to large HMO.		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1 Principle of development	The loss of a C4 dwellinghouse and the creation of a large HMO
2 Design	The impact of the development within the context of the site / character of the surrounding area.
3 Amenity	The impact of the development on the occupiers of the neighbouring properties.
4 Trees	The impact of the development on nearby trees
5 Transport	The impact of the development on street parking
Expiry date	16 November 2017
Recommendation	Approve



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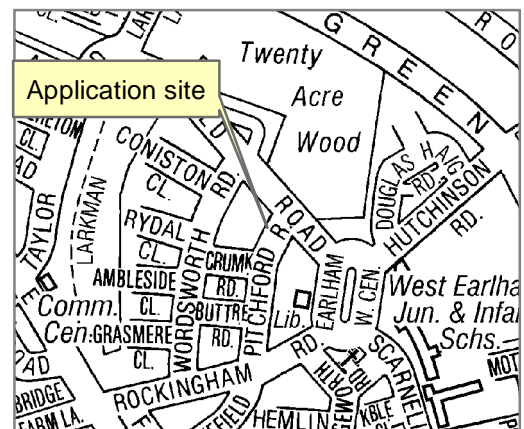
Planning Application No 17/01180/F
 Site Address 25 Pitchford Road

Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The site is a corner plot located on the west side of Pitchford Road, close to the junction with Enfield Road, within West Earlham to the west of the city. The subject property is a 2 storey semi-detached dwelling constructed circa 1950 as part of a wider council house development. The property was constructed using red bricks, concrete roof tiles and now features white UPVC windows and doors. The property features a small front garden, parking area to the side with access leading to a wedge shaped rear garden.
2. The prevailing character of the surrounding area is residential with most properties having been built as part of the same development. The surrounding area is also defined by the significant number of mature trees, creating a particularly verdant character. The site is located within close proximity of the UEA which has resulted in a number of properties having been extended to cater for the student buy-to-let market.
3. The site is bordered by the adjoining semi-detached property, no. 23 Pitchford Road to the south. To the north, the site is bordered by an area of informal amenity open space which includes a number of tall mature trees. A detached garage located outside of the site is located to the rear. The site boundaries to the rear are marked by 1.8m tall close boarded fencing.

Constraints

4. Mature trees located to north of site
5. Adjacent to designated Informal Amenity Open Space – Enfield Road

Relevant planning history

6.

Ref	Proposal	Decision	Date
17/00688/F	Extension and conversion to large HMO.	WITHDN	31/07/2017

The proposal

7. The proposal is for the construction of a two storey side extension, single storey rear extension and for the change of use from a C4 house of multiple occupation to a Sui Generis house of multiple occupation with 7 bedrooms.

Summary information

Proposal	Key facts
Scale	
No. of storeys	Single and two storeys.
Appearance	
Materials	Match existing; concrete plain tiles; red bricks; white upvc windows
Transport matters	
No of car parking spaces	Two off street spaces.
No of cycle parking spaces	Eight covered / secure spaces to rear.

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
The proposal is too large / too tall / out of scale; results in loss of symmetry	See main issue 2.
Noise disturbance (23 Pitchford Road) Loss of privacy / overlooking (28 Pitchford Road) No. of occupants can exceed seven Loss of views of wood (28 Pitchford Road)	See main issue 3.
Increase in occupants will exacerbate parking problems.	See main issue 5.

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.

10. **Transportation – Norwich City Council**

No objection.

11. **Tree protection officer – Norwich City Council**

No objection

Assessment of planning considerations

Relevant development plan policies

12. **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
 - JCS4 Housing delivery
 - JCS6 Access and transportation
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
13. **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
 - DM7 Trees and development
 - DM8 Planning effectively for open space and recreation
 - DM12 Ensuring well-planned housing development
 - DM13 Communal development and multiple occupation
 - DM28 Encouraging sustainable travel
 - DM31 Car parking and servicing

Other material considerations

14. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF4 Promoting sustainable transport
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF8 Promoting healthy communities

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 – DM12, DM13, NPPF paragraphs 49 and 14.
17. The proposal will result in the loss of one C4 dwelling house, it will result in the creation of a 7-bed house in multiple occupation (HMO). The NPPF states that planning authorities should deliver a wide choice of quality homes and plan for a mix of housing based on current and future demographic and market trends.
18. The principle of the proposed development is considered to be acceptable subject to satisfying policies DM12 and DM13 of the *local plan*, the associated criteria of which are discussed in the following sections below.
19. With regard to the criteria A) and C) of policy DM12 the proposal will not compromise wider regeneration proposal and will provide for a mix of housing in the area. Matters of amenity and character are discussed below.

Main issue 2: Design

20. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
21. The proposal first involves the demolition of the original outbuilding located to the side of the property. The proposal is then to be constructed from two distinct sections formed of a single storey to the rear and two storeys to the side. The rear section measures 9.5m x 2.4m in plan form and features a sloping roof with an eaves height of 2.6m and a maximum height of 3.7m. A 0.1m gap is to be retained between the extension and the neighbouring boundary shared with the adjoining property. A two storey extension is to be constructed to the side which effectively creates a wrap-around at ground floor level. The side extension measures 4m x 5.1m in plan form and features a hipped roof design with an eaves height of 5.2m which matches the original roof and a ridge height of 7.2m which is stepped down marginally from the original ridge line. The proposed front elevation is also to be stepped back from the original building line by 0.3m.
22. The proposal is to be constructed using matching materials including red bricks, concrete plain tiles and white UPVC windows and doors. The proposal also includes the installation of a new gate providing secure access to the rear garden.
23. Particular concern has been raised that the proposal is of a design which is overly large and out of scale in comparison with neighbouring properties, resulting in harm being caused to the character of the area. Concern was also raised that the proposal would result in a loss of symmetry at the pair of semi-detached dwellings.

It is accepted that the proposal represents a significant enlargement to the subject property, one which is also predominantly larger than those found at neighbouring properties along Pitchford Road. The design however is considered to be of acceptable scale and design as the stepping of the roof ridge and front elevations ensure that extension appears as subservient to the subject property and the original design remains clearly legible. The symmetry of the wider site will be lost, however the area contains a mixture of house types including short terraces and variations of semi-detached properties. As such, the proposed extension will result in a property which remains in keeping with the character of the original dwelling and the surrounding area.

Main issue 3: Amenity

24. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
25. The proposal will result in only minor impacts upon the residential amenities of neighbouring properties as a result of the design and siting of the extensions. The two storey side extension is located far from any neighbouring properties and the single storey rear extension is of a scale and design which will ensure that significant harm is not caused by way of overshadowing, loss of light, loss of privacy or loss of outlook.
26. A representation by the occupants of no. 28 Pitchford Road which is located opposite the subject property has been raised expressing concern that the proposal will result in a loss of privacy caused by windows which will overlook the neighbouring property. The proposal includes two new windows, one being installed at ground floor level and the other at first floor level. The two properties are sited approximately 25m from one another and the proposed windows are of a similar size and will be installed within a similar location to the existing windows. As such it is considered that the proposal will not significantly alter the current situation and there is sufficient distance to mitigate any potential harm being caused by way of overlooking.
27. Concern was also raised by the occupants of no. 28 that the two storey side extension would result in the loss of a view of the wooded area adjacent to the subject property. This matter is not considered to be a material planning consideration.
28. Particular concern has been raised that the proposed increase in the number of occupants residing at the property would result in noise disturbance. The proposal will increase the maximum number of occupants from three to seven, as such the proposal represents an intensification in the use of the site. It therefore follows that noise generated at the property is likely to increase, however it is not considered that the increase will cause significant harm to the adjoining property. The majority of the new bedrooms are to be added to the side of the property, far from no. 23. The proposal will result in a bedroom and an enlarged living room being created along the shared wall of the semi-detached properties. As such, the proposal is not considered to significantly alter the current situation. Should there be instances where the proposal results in noise disturbances, those affected can contact Environmental Protection to control the problems.
29. Similar concern has been raised that the dining room could be turned into an additional bedroom and / or the double bedrooms could be occupied by more than

one occupant, resulting in harm to neighbouring residential amenities. In order to protect the residential amenity of both the occupants and neighbours, it is considered reasonable to require by way of a condition that the premises shall be occupied by a maximum of seven tenants. It is also noted that any increase in the number of bedrooms will require an application to be submitted to the council seeking an additional planning permission.

30. The proposed bedrooms satisfy the minimum space requirements and the property provides a level of internal amenity space and facilities which is appropriate for an HMO of this size. The proposal includes the retention of an enlarged living / dining room and kitchen. It is reasonable to condition the retention of these rooms in order to maintain the good standard of amenity for the occupants of the subject property. Five shower rooms are being created to serve the seven bedrooms. The proposal also provides for a good level of external amenity space.

Main issue 4: Trees

31. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
32. The site is located adjacent to an area of designated Informal Amenity Open Space which contains a number of mature trees close to the boundary. An AIA, TPP and AMS have been submitted which includes proposals to mitigate any potential harm to the trees. The council's tree officer has confirmed that the plan is acceptable and will provide a sufficient level of protection.
33. Concern has been raised that the proposal will cause harm to the neighbouring habitats located within the neighbouring trees and open space. It is not considered that the scale of development proposed will impact significantly on any neighbouring species. The AMS will ensure that neighbouring trees are not harmed.

Main issue 5: Transport

34. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
35. The proposal includes the provision of two off-street car parking spaces to the front of the site, accessed via a re-organised front garden area. Four 240 litre refuse / recycling bins are to be provided and stored within a timber bin store to the side of the property. A covered and secure cycle storage shed is to be installed within the rear garden to provide storage for up to eight bicycles.
36. Particular concern has been raised that the change of use of the property and subsequent increase in the number of occupants would result in an exacerbation of car parking problems within the neighbourhood. The site is located within an area where parking controls do not exist with residents parking on either private driveways or on the street. The subject property currently operates as a small 4 bed HMO with off-street parking for two vehicles.
37. Whilst it is accepted that the proposal may result in an increase in the number of residents with cars, steps have been taken to mitigate potential harm by way of the inclusion of 2 no. off street car parking spaces and cycle storage facilities.
38. Further to this, the application also provides new cycle storage facilities which seek to encourage car free living. The site is located within close proximity of a local

shopping centre, public transport links and the UEA campus. As such, it is expected that it is probable that most of the occupants will not require a car as their main mode of transport. It is therefore reasonable to add a condition requiring that the cycle and bin storage is installed prior to occupation.

Equalities and diversity issues

39. There are no significant equality or diversity issues.

Local finance considerations

40. 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.
41. 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.
42. In this case local finance considerations are not considered to be material to the case.

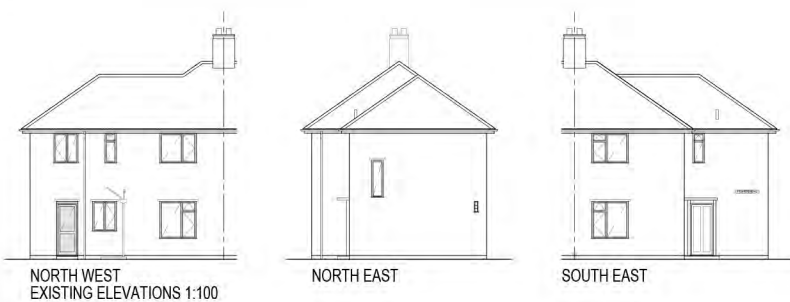
Conclusion

43. The proposed change of use from a C3 dwellinghouse to a large scale HMO within the sui generis use class is considered to be acceptable.
44. The proposal will result in an extended dwelling which is of an appropriate scale and design and does not cause significant harm to the character of the surrounding area.
45. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking, loss of outlook or by noise disturbance.
46. The development is 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. 17/01535/F - 25 Pitchford Road, Norwich, NR5 8LQ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Limit the number of occupants to no more than seven and retain the kitchen and dining rooms for use by the occupants;
4. Operations in accordance with AIA/AMS;
5. Cycle / bin storage to be installed prior to occupation;
6. Landscaping details.



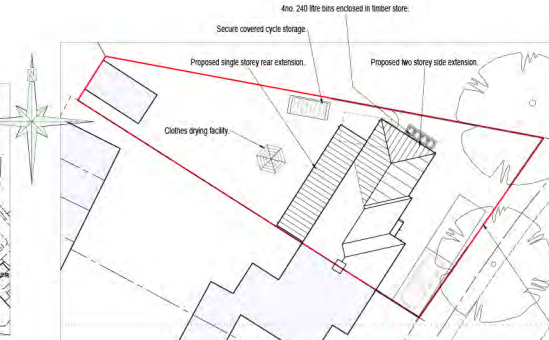
NORTH WEST
EXISTING ELEVATIONS 1:100

NORTH EAST

SOUTH EAST

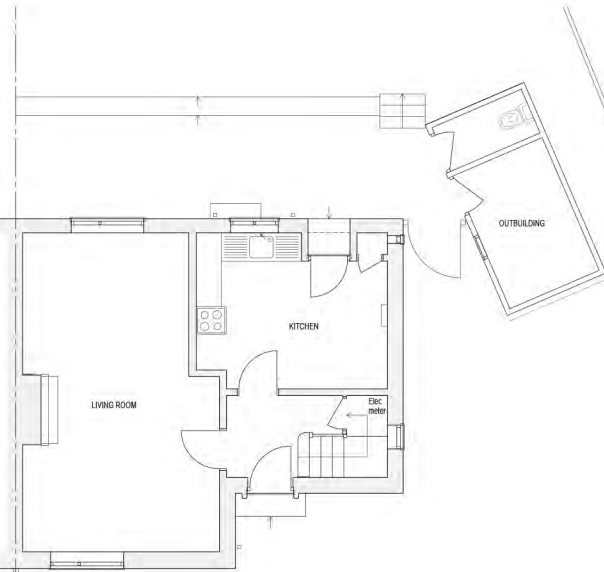


LOCATION PLAN 1:1250

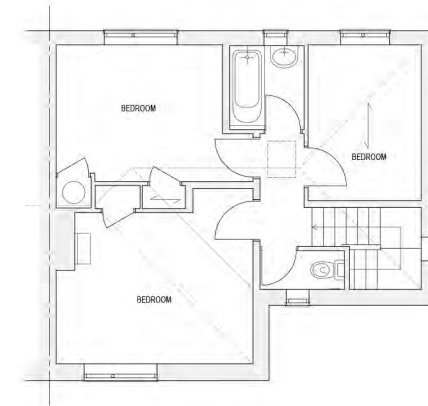


SITE PLAN 1:200

Remove part existing
to act car parking



EXISTING GROUND FLOOR 1:50



EXISTING FIRST FLOOR 1:50

General Notes

- This drawing must not be scaled and if in doubt ask.
- All Contractors are to check all dimensions & levels on site prior to commencing any construction or fabrication.
- This drawing is to be checked and used in conjunction with all Engineers, Architects, Surveyors, Engineers and any specialist drawings, together with any relevant additional Engineers' specifications.
- Where site information or adjoining building details are contrary to issued details then the Engineer is to be informed immediately.
- No structural members are to be cut, reduced, or joined unless shown on the Engineers' details. Unless otherwise noted all connections of structural members including joints & end-connections of reinforcement shall be capable of mobilising the full structural capacity of the member.
- All foot connections to have a minimum of 2' build.
- The foundations have been designed for allowable ground pressure of 100 kN/m² & shall meet full confinement on site before casting of foundations. Unless informed to the contrary in writing it has been assumed that the sub-soil is not to dry out that the client contractor to verify & negotiate & that there is no possibility of heave or shrinkage.
- Under the provisions of the Party Wall etc Act 1996 if the excavations are within 3m of adjacent buildings written agreement for the works from the owner & the tenant (if applicable) of adjacent buildings must be obtained before building works commence & one month's notice must be given before building works commence. If the work applies to the party wall two month's notice must be given. Note: If foundations are deeper than normal a further notice may have to be given & agreement received. Note: If foundations, soffits, gutters, etc encroach across the boundary a written agreement from the owner of the adjoining land/buildings must be obtained & the boundary agreed before building works commence.
- The Construction (Design & Management) Regulations 2015.
The client must make suitable arrangements for managing the project, including the allocation of additional time and resources.
a. The construction work can be carried out so far as is reasonably practicable without risks to the health and safety of any person affected by the project.
b. Suitable suitable welfare facilities are provided.
These arrangements must be reviewed and maintained throughout the project.
The client must provide pre-construction information to the designer and contractor.
The client must ensure that a construction phase plan is in place before the construction phase starts.
The client must ensure that the principal designer prepares a health and safety file for the project which is suitable, regularly updated and is available for inspection.
The client must take reasonable steps to ensure that the principal designer and contractor comply with their duties.
The client must pass the health and safety file to any new owner(s)/occupier(s) and ensure that the new owner(s)/occupier(s) is aware of the nature and purpose of the file.
- This drawing is Copyright to Building Plans Ltd.

	0	25m	50m	75m	100m	125m
1 : 1250	0	82"	164"	246"	328"	410"
1 : 200	0	2m	4m	6m	8m	10m
	0	67"	131"	195"	259"	323"
1 : 100	0	1m	2m	3m	4m	5m
	0	33"	67"	100"	133"	167"
1 : 50	0	1m	2m	3m	4m	5m
	0	33"	67"	100"	133"	167"

C	18/08/2017	Timber bin store and clothes drying line.	PB
B	01/08/2017	Front lean to removed and front wall moved back.	PB
A	20/07/2017	Reduced first floor extension, cycle and bin storage.	PB
Rev	Date	Amendment	Dwn



Architectural Design,
Building Surveyors and
Planning Services

Building Plans Ltd

11 The Street, Honington, Norwich, NR9 5BL

Telephone: 01603 868377

Client:	Agile Property Partners
Project:	Extensions, Alteration & Conversion of Existing Dwelling to Large HMO
Site address:	25 Pitford Road West Earham Norwich NR9 8LQ
Contents:	Existing Elevations Existing Floor Plans Site & Location Plans
Scale @ A1:	1 : 50, 1 : 100, 1 : 200, 1 : 1250
Date:	August 2017
Signed/checked:	P B / J N
Revision:	C
Project No:	3210.0317N
Sheet No:	1



NORTH WEST
PROPOSED ELEVATIONS 1:100

NORTH EAST

SOUTH EAST

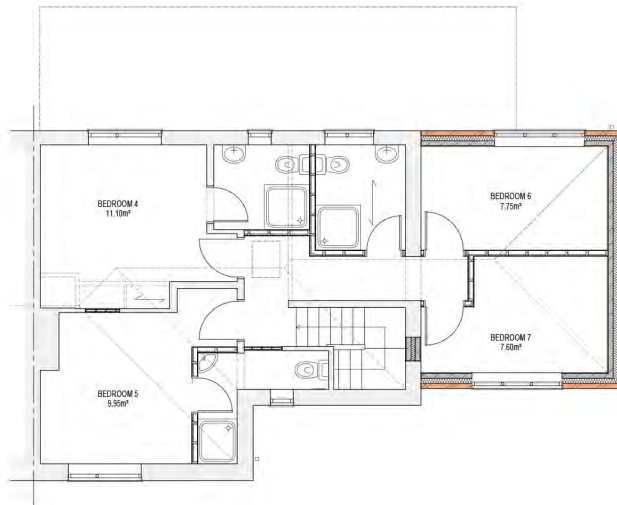
SOUTH WEST

Fixtures and Fittings for Kitchen and Dining Room

- Sink:** Stainless steel sink with draining board plus standard sized dishwasher
- Cooker & Hob:** Free standing electric cooker with oven and oven/grill under hob. Extractor canopy over. Provide two cookers or one cooker plus microwave oven with grill on worktop.
- Electrical Sockets:** 30amp supply for electric cooker(s) dedicated sockets for all appliances underworktops with switched fused spurs above work top level. Dedicated sockets for fridge freezers and microwave. 4 double sockets above work top.
- Food Storage Cupboards:** One base unit (min. 500mm wide x 600mm deep) or one wall unit (1000mm wide x 300mm deep) per person for individual food storage and personal crockery and utensils.
- Work Top:** Min. 2m length of worktop for food preparation.
- Fridge Freezers:** 2 free standing fridge freezers.
- Washing Machine:** 1 under worktop washing machine. Provide 1 rotary clothes dryer in rear garden.



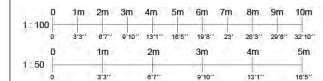
PROPOSED GROUND FLOOR 1:50



PROPOSED FIRST FLOOR 1:50

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C	18/08/2017	French doors to living room & covered bin store.	PB
B	01/08/2017	Front lean to removed and front wall moved back.	PB
A	24/07/2017	Reduced first floor extension, cycle and bin storage.	PB
Rev	Date	Amendment	Dwn

Architectural Design,
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Scale @ A1:	1:50, 1:100
Date:	August 2017
Signed/checked:	P B / J N
Revision:	C
Project No:	3210.0317N
Sheet No:	2

Report to Planning applications committee

Item

14 December 2017

Report of Head of planning services

Subject Application no 17/01452/F - 15 Wordsworth Road,
Norwich, NR5 8LW

**Reason
for referral** Objection

4(g)

Ward:	Bowthorpe
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Change of use from dwelling (Class C3) to 7 bed HMO (Sui Generis) with single storey side and rear extension.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Principle of development	The use of the premises as a large HMO
2 Design	The impact of the development within the context of the site / character of the surrounding area.
3 Amenity	The impact of the development on the occupiers of the subject property / neighbouring properties.
4 Parking	The impact of the development on parking
Expiry date	13 November 2017
Recommendation	Approve

The site and surroundings

1. The site is located on the west side of Wordsworth Road at the junction with Coniston Close, within the West Earham area to the west of the city. The subject property is a two storey semi-detached dwelling constructed circa 1950 as part of a wider council housing development. The property was constructed using red bricks, concrete roof tiles and now includes white coloured UPVC windows and doors. The property is currently in use as a small scale HMO (house in multiple occupation) with four bedrooms let to students.
2. The plot is formed from an irregular wedge shape which has resulted in there being a small front garden area, rear garden and a parking area to the front-side. The front and rear of the site are separated by an original single storey link- attached flat roof outbuilding.
3. The site is bordered by the adjoining semi-detached dwelling to the south no. 13 Wordsworth Road and no. 1 Coniston Close to the north, a similar terrace dwelling which also features a similar outbuilding which abuts the shared boundary. The site boundaries to the rear are marked by 2m tall close boarded fence.
4. The prevailing character of the surrounding area is residential with most properties having been built as part of the same development. The site is located within close proximity of the UEA which has resulted in a number of properties having been extended to cater for the student buy-to-let market.

Constraints

5. There are no particular constraints.

Relevant planning history

- 6.

Ref	Proposal	Decision	Date
17/01033/F	Single storey side and rear extension.	CANCELLED	16/10/2017

The proposal

7. The proposal is for the demolition of the original link-attached outbuildings, the construction of a single storey side and rear wrap-around extension and for the change of use from a dwellinghouse to a 7 bed large HMO.

Summary information

Proposal	Key facts
Scale	
No. of storeys	Single storey.
Appearance	
Materials	Red Brick; flat roof; UPVC windows and doors.

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two 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
Use of the property as a large HMO is not appropriate / precludes use as family residence / number of family homes used as HMO's	See main issue 1
Unimaginative flat roof wrap around design	See main issue 2
There is insufficient car parking provided by the development	See main issue 3
Current plans do not include an existing annexe	See other matters

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.

Transportation – Norwich City Council

10. No objection in principle on highway grounds. The proposed use and layout appears acceptable in terms of access by all modes (foot, cycle, car). The proposed cycle store is welcome, this will need some form of tether to secure the bikes e.g. Sheffield stands. The property is located in an area that is currently being considered for permit parking. The consultation has not yet concluded and officers have not yet determined if a Controlled Parking Zone will extend this far. If the CPZ is implemented this may have implications on the permit entitlement for the property

if the first occupation date for the HMO is after the commencement date of the CPZ, then the property would not be entitled to on-street parking permits.

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
 - JCS4 Housing delivery
 - JCS6 Access and transportation
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
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
 - DM12 Principles for housing development
 - DM13 Communal development and multiple occupation
 - DM28 Encouraging sustainable travel
 - DM31 Car parking and servicing

Other material considerations

13. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF4 Promoting sustainable transport
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF8 Promoting healthy communities

Case Assessment

14. 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

15. Key policies and NPPF paragraphs – DM12, DM13, NPPF paragraphs 49 and 14.

16. The proposal will result in the loss of one C4 dwelling house, it will result in the creation of a 7-bed house in multiple occupation (HMO). The NPPF states that planning authorities should deliver a wide choice of quality homes and plan for a mix of housing based on current and future demographic and market trends.
17. The principle of the proposed development is considered to be acceptable subject to satisfying policies DM12 and DM13 of the *local plan*, the associated criteria of which are discussed in the following sections below.
18. With regard to the criteria A) and C) of policy DM12 the proposal will not compromise wider regeneration proposal and will provide for a mix of housing in the area. Matters of amenity and character are discussed below.

Main issue 2: Design

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
20. The proposal first involves the demolition of the original out-buildings which are attached to the property by a flat roof which also acts as a covered walkway to the rear garden. A single storey side and rear wrap-around extension is then to be constructed creating four new en-suite bedrooms. The extension features a flat roof with a maximum height of 2.7m which contains a single centrally located rooflight. The extension is to be constructed with a slight step in the building line at the front elevation, extending 4m across to the side. The extension then continues towards the rear by following the line of the application site, maintaining a 0.4m gap between the neighbouring boundary. The rear section similarly extends 4m into the rear garden.
21. Concern was raised that the design is very unimaginative. It is accepted that the design is basic in terms of its architectural appeal, however the scale and form is largely similar to the existing outbuildings, which are a common feature of the area. The inclusion of a step within the front building line ensures that the original design of the dwelling is clearly legible.
22. The site is currently lacking in soft landscaping with there being only extensive areas of hardstanding and shingle present. As such, the application represents a good opportunity to enhance the current situation by introducing a planting programme and management scheme. The front garden area in particular can be enhanced to better reflect the original character of the area. The plans submitted indicate areas of proposed planting. It is therefore reasonable to add a condition requiring the submission of a landscaping scheme to be submitted.
23. The design is considered to be acceptable as it will not significantly impact upon the original character and appearance of the site, or wider street scene.

Main issue 3: Transport

24. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
25. Particular concern has been raised that the change of use of the property and subsequent increase in the number of occupants would result in an exacerbation of car parking problems within the neighbourhood. The site is located within an area

where parking controls do not exist with residents parking on either private driveways or on the street. The subject property currently operates as a small 3 bed HMO with off street parking for a minimum of two cars.

26. Whilst it is accepted that the proposal may result in an increase in the number of residents with cars, steps have been taken to mitigate potential harm, most notably by way of the inclusion of a minimum of two off street car parking spaces.
27. Further to this, the application also provides new cycle storage facilities which seek to encourage car free living. The site is located within close proximity of a local shopping centre, public transport links and the UEA campus. As such, it is expected that it is probable that most of the occupants will not require a car as their main mode of transport. The capacity of cycle storage has not been confirmed and therefore further details are required by condition.
28. The proposal also includes an area for the storing of bins in-between the main house and cycle storage area. The capacity of the bin storage has not been confirmed and as such, the details are to be required by condition.

Main issue 4: Amenity

29. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
30. The proposed bedrooms satisfy the minimum space requirements and the property provides a level of internal amenity space and facilities which is appropriate for an HMO of this size.
31. The proposal includes the retention of existing kitchen and lounge, ensuring that there is a good provision of such spaces for the seven occupants of the dwelling. In order to protect the residential amenity of both the occupants and neighbours, it is considered reasonable to require by way of a condition that the premises shall not be occupied by a maximum of seven tenants, on a one tenant per room basis at any time.
32. The proposal has been altered during the course of the assessment of the application so that the external wall of proposed bedroom 3 now contains a step. This revision has been included to enhance the proposed outlook from the room which is located within close proximity of the neighbouring boundary fence / wall. The revised scheme ensures that there is a good amount of light reaching the room via the window and rooflight, despite there being a poor outlook with there being only a very limited view of the side passageway being possible.
33. The proposed extension will have little impact on the residential amenities of the adjoining neighbouring property, 13 Wordsworth Road to the south as a result of there being a gap of approximately 1.8m between the new side wall and boundary fence. The 2.7m tall extension will therefore not result in significant harm being caused by way of overshadowing, loss of light, loss of privacy or loss of outlook.

Other matters

34. Particular concern has been raised that the use of the property as an enlarged HMO is not appropriate as it reduces the number of properties available to be used as a traditional family residences in an area where there is already a high number of HMOs. Planning permission is not required for change of use from a dwelling to a

small HMO and as such this issue is no longer a material consideration in relation to the application.

35. Concern was raised that the existing plans did not reflect the current situation as it is believed that the outbuildings have already been converted into a habitable annexe. The omission of the annexe then results in the true number of bedrooms not being accurately reflected by the details submitted. No evidence of the conversion of the outbuildings was found when visiting the site. The outbuildings are to be demolished as part of the application, as such the final number of bedrooms is accurately reflected in the plans submitted for consideration, and is proposed to continue as such.

Equalities and diversity issues

36. There are no significant equality or diversity issues.

Local finance considerations

37. 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.
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Conclusion

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41. The proposal will result in an extended dwelling which is of an appropriate scale and design and does not cause significant harm to the character of the surrounding area.
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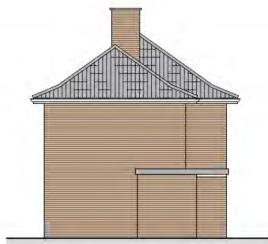
Recommendation

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5. Cycle / bin storage details / to be installed prior to occupation.



Existing Front Elevation 1:100 @ A1



Existing Side Elevation 1:100 @ A1



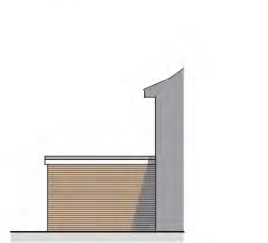
Existing Rear Elevation 1:100 @ A1



Proposed Front Elevation 1:100 @ A1



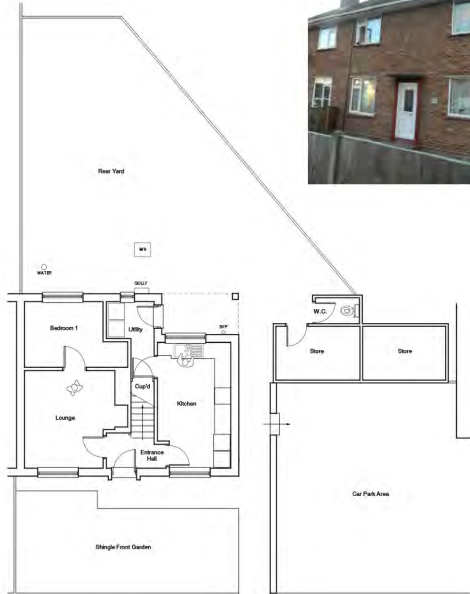
Proposed Side Elevation 1:100 @ A1



Proposed Side Elevation 1:100 @ A1



Proposed Rear Elevation 1:100 @ A1



Existing Ground Floor Plan 1:100 @ A1



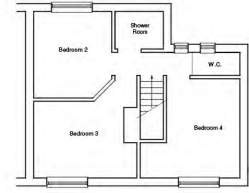
Proposed Site Layout Plan 1:200 @ A1



Proposed Ground Floor Plan 1:50 @ A1



Site Location Plan 1:1250 @ A1
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Existing First Floor Plan 1:100 @ A1