

Planning Applications Committee

Agenda Number:	
Section/Area:	INNER
Ward:	MANCRO
Officer:	Mark Brown
Valid Date:	20 June 2008
Application Number:	08/00671/F
Site Address :	59 Bethel Street Norwich NR2 1NL
Proposal:	Conversion of 59 Bethel Street to form 8 no. apartments and redevelopment of land to the side and rear for 9no. houses and 5no. apartments plus associated car parking.
And Application Number:	08/00670/L
Proposal:	Conversion of 59 Bethel Street into 8 No. apartments and redevelopment of land to the side and rear for 9No. houses and 5No. apartments plus associated parking.
Applicant:	Dart Property Co Ltd
Agent:	Mr. Kevin Cole

THE SITE

The site is to the west of Norwich City Centre and lies within the City Centre Conservation Area. The Bethel Street frontage of the site is occupied by a three-storey Grade II Listed Building. To the rear of the Listed Building the previous 20th century additions to the Labour Club have been demolished under previous consents.

Vehicular access to the site is via Chapelfield North, with an access track running to the side of the Norwich Spiritualist Church. Pedestrian Access is via Bethel Street and Watts Court which forms the eastern boundary of the site. The western boundary consists of the blank walls of the neighbouring properties. The southern boundary has a two metre close boarded fence between the site and the blank gable end of the Spiritualist Church.

PLANNING HISTORY

The property was occupied for many years by the Labour Club but is now vacant and under new ownership.

In 2005 a planning application was submitted for the redevelopment of the site and conversion of the listed building to residential (22 flats). The Planning Committee agreed the proposals but a Section 106 Agreement was not completed and the application was subsequently withdrawn.

In 2007 Planning Permission and Listed Building Consent were granted for the redevelopment of the site to include the conversion of 59 Bethel Street to 7 flats and the erection of a 3-5 storey block of flats to the rear providing 16 flats (23 in total), the proposal also included 14 Car Parking Spaces.

THE PROPOSAL

The proposals are to convert the Listed Building at 59 Bethel Street to eight flats and the erection of 9 houses and 5 flats to the rear, a total of 22 units.

The proposals involve the erection of 3 flats on the corner of Bethel Street and Watts Court with 8 town houses running parallel to Watts Court, 3 of which have integral garages which are accessed via Chapelfield North. To the west of the site a single house is proposed adjacent to two Mews apartments with five parking spaces beneath. The proposals range in height between 3 – 3½ storeys and include a total of 8 parking spaces.

CONSULTATIONS

Advertised on site, in the press and neighbours notified: no response.

PLANNING CONSIDERATIONS

Relevant National Planning Policy

PPS1 – Delivering Sustainable Development
Supplement to PPS1 – Planning and Climate Change
PPS3 – Housing
PPG15 – Planning and the Historic Environment

Relevant East of England Plan Policies:

ENV7 – Quality in the built environment
ENG1 – Carbon dioxide emissions and energy performance
WM6 – Waste Management in Development

Relevant Local Plan Policies:

Adopted City of Norwich Replacement Local Plan Saved Policies:
NE9 – Comprehensive landscaping scheme and tree planting
HBE3 - Area of main archaeological interest
HBE8 - Development within conservation areas
HBE9 - Listed Buildings and development affecting them
HBE12 – High quality of design
EP18 – High standard of energy efficiency for new development

EP22 – High standard of amenity for residential occupiers
HOU6 – Contribution to community needs and facilities by housing developers
HOU13 – Proposals for new housing development on other sites
SR7 – Provision of children's equipped playspace to serve development
TRA5 – Approach to design for vehicle movement and special needs
TRA6 – Parking standards – maxima
TRA7 – Cycle parking standard
TRA8 – Servicing provision
TRA9 – Car Free Housing - Criteria
TRA11 – Contributions for transport improvements in wider area

Supplementary Planning Documents and Guidance (SPD and SPG):

Open Space and Play Provision SPD adopted – June 2006

Transport Contributions from Development SPD Draft for Consultation – January 2006

Energy Efficiency and Renewable Energy SPD adopted – December 2006

Principle

This site, together with the Norwich Christian Spiritualist Church was originally included in the deposit version of the Replacement Local Plan as a Housing Allocation site. When it became apparent that the church site would not become available this housing allocation was deleted from the Adopted Plan. However, the redevelopment of the former Labour Club site for residential and the conversion of the Listed Building into flats is considered to be an acceptable use for this site and in accordance with policy HOU13.

Design

The conversion of the Listed Building into eight flats is a logical sub-division of the building around the existing entrance and hallway which does not materially affect the historic fabric or original plan form of the building. The proposals are as previously permitted although with two studio flats in the basement as opposed to one. Subject to the submission of details via condition the conversion is considered acceptable.

The new build elements relate well to the Listed Building and unlike the previous scheme allow long views of the rear of the Listed Building from within the site. The overall design approach is considered to be acceptable subject to conditions and is considered to enhance this part of the Conservation Area. Furthermore, the revised design is considered to be an improvement on the flatted scheme previously permitted.

Amenity

A communal amenity space is provided immediately to the rear of the Listed Building, whilst small, given the constraints of the site this is considered acceptable although a high quality of landscaping details will be required.

It is not considered that the proposals would have any detrimental impact on the amenities of neighbouring properties.

Energy Efficiency

The application has been submitted with an energy efficiency statement. The applicant has committed to a level of sustainable construction above that required by building

regulations. The applicant has also committed to the provision of 10% of the sites energy from decentralised and renewable or low-carbon sources in line with East of England Plan policy ENG1. This is likely to be in the form of solar thermal panels located on the roof; approximately 80m² are likely to be required, although exact details should be a condition of any approval.

Access

Vehicle access to the 8 car parking spaces is via the existing lane beside the Church. Although this lane is quite narrow it has previously served as the access to the previous Labour Club car park for many years without presenting any particular difficulties in accessing onto Chapelfield North. It is considered that the amount of vehicle movements associated with the proposed development will not adversely alter the current situation.

The proposal also involves the provision of covered and secured cycle parking in line with Local Plan Policy TRA7. Exact details should be conditional of any approval.

Planning Obligations

The proposal triggers contributions towards the provision of Child Play Space as required by policy SR7 and the City Centre Transport Plan as required by policy TRA11. These contributions are to be secured by a S106 agreement.

Summary

The site is located close to the City Centre on a brownfield site, this is considered to be a sustainable location for new housing development and in line with PPS1 and PPS3. The development is compatible with the existing character of the area and will enhance the visual amenity of this part of the City Centre Conservation Area. The proposal will also promote the repair, reuse and overall enhancement of this Grade II Listed Building. The recommendation is therefore to approve the application subject to conditions and a S106 agreement.

RECOMMENDATIONS

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APPROVE PLANNING PERMISSION subject to the signing of a S106 agreement to include a transportation contribution and child play space contribution and appropriate conditions including the following:

1. Standard time limit;
2. Submission of samples of bricks, tiles, timber cladding;
3. Details of doors, windows (including sills and plinths), rainwater goods, balconies, railings, eaves, brick bond, mortar mix;
4. Details for the provision of 10% of the sites energy from decentralised and renewable or low-carbon sources;
5. Landscaping conditions;
6. Maintenance of landscaping;
7. Details of the layout of the cycle stores;
8. Provision of car parking, cycle and refuse storage prior to first occupation;
9. Archaeological conditions;

REASONS FOR RECOMMENDATION

The recommendation has been made with regard to policies ENV7, ENG1 and WM6 of the adopted East of England Plan, saved policies NE9, HBE3, HBE8, HBE9, HBE12, EP18, EP22, HOU6, HOU13, SR7, TRA5, TRA6, TRA7, TRA8, TRA9 and TRA11 of the adopted City of Norwich Replacement Local Plan, PPS1, PPS3, PPG15, The Open Space and Play Provision SPD, The Transport Contributions from Development SPD, The Energy Efficiency and Renewable Energy SPD and all other relevant material considerations.

The development is compatible with the existing character of the area and will enhance the visual amenity of this part of the City Centre Conservation Area. The proposal will also promote the repair, reuse and overall enhancement of this Grade II listed building.

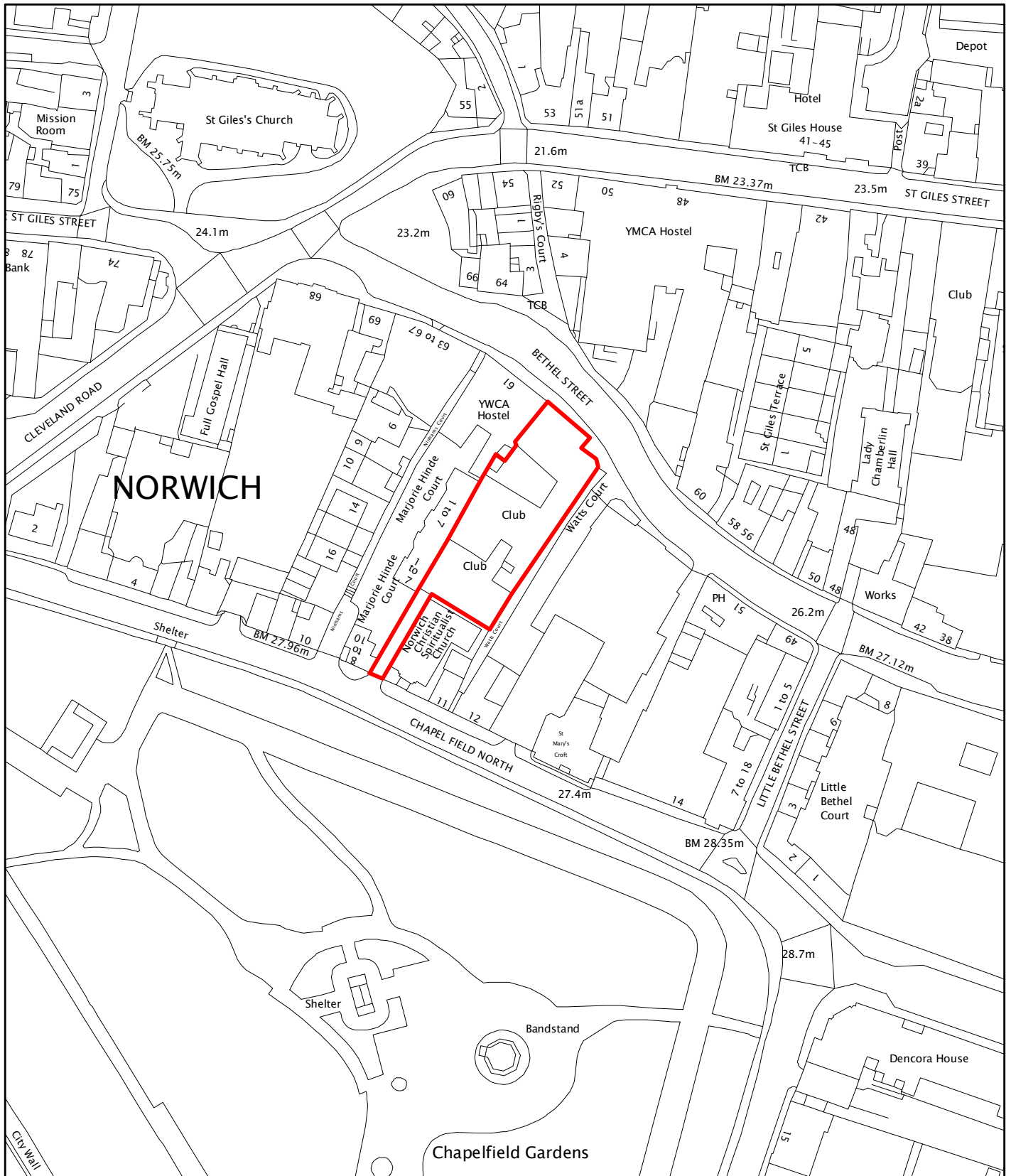
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GRANT LISTED BUILDING subject to the following conditions:

1. Standard time limit;
2. Submission of the following details:
 - a) internal and external doors, frames, linings and architraves;
 - b) replacement/alteration to windows;
 - c) stairs, handrails and balustrades;
 - d) any works internal required to joinery, including floor surfaces and partitions to facilitate conversion and satisfy building regulations;
 - e) routes of all utility supplies and wastes and the location of all boilers, radiators or alternative heating;
 - f) works to basement;
 - g) railings to the rear.
1. 3) Schedule of repairs to the front elevation of the building;
2. 4) Any consequential damage to be repaired;
3. 5) Archaeological conditions;

REASON FOR APPROVAL

The decision to grant Listed Building Consent has been taken having regard to saved policy HBE9 of the adopted City of Norwich Replacement Local Plan and all other material considerations. The proposed works will ensure the restoration and refurbishment of the Listed Building and enhance the appearance and townscape character of this part of the City Centre Conservation Area



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Site Address - 59 Bethel Street

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

