

Report to Planning applications committee

Item

10 May 2018

Report of Head of planning services

Subject

Application no 18/00077/F - The Del Ballroom,
Waggon and Horses Lane, Norwich, NR3 1HP

4(e)

Reason

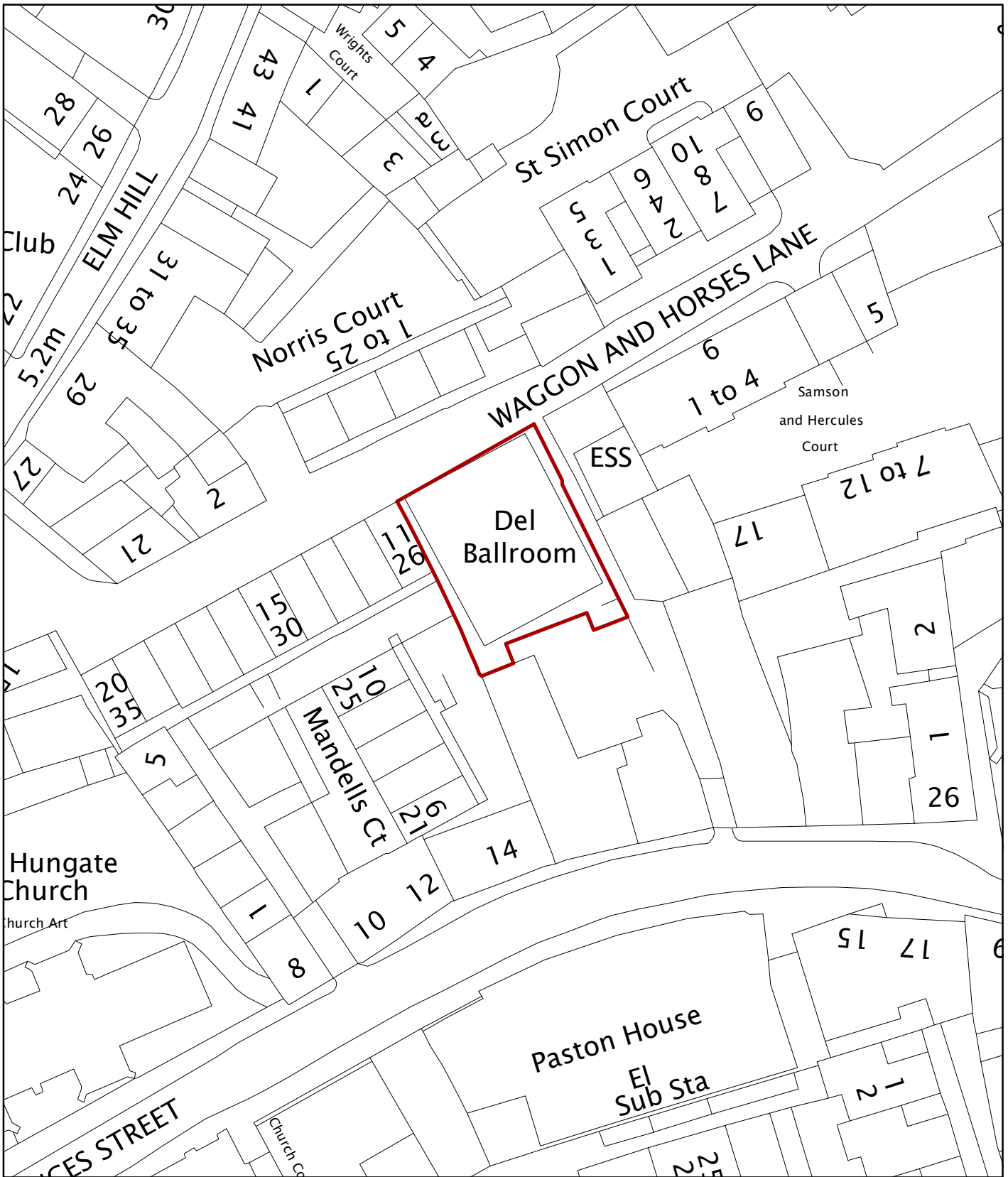
for referral

Objection

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

Development proposal		
Demolition of single storey dance studio and erection of 7no. flats.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1 Principle of development	Provision of seven new residential units and the loss of a community facility.
2 Design and heritage	The loss of an undesignated heritage asset, the quality of the design and the relationship that the proposal has to nearby listed buildings and the wider conservation area.
3 Transportation	Car free housing and the provision of satisfactory bin and bike storage. The resurfacing of Plumbers Arms Alley.
4 Amenity	The impact upon neighbouring residents at Norris Court (flats opposite), residents of Mandells House and Mandells Court (flats to the west and south west of the site), Samson and Hercules House (flats to the east of the site) and the properties and business on Princes street to the south. The internal and external living conditions for future residents of the site.
Expiry date	13 March 2018 (extension of time agreed until 17 May 2018)
Recommendation	Approve



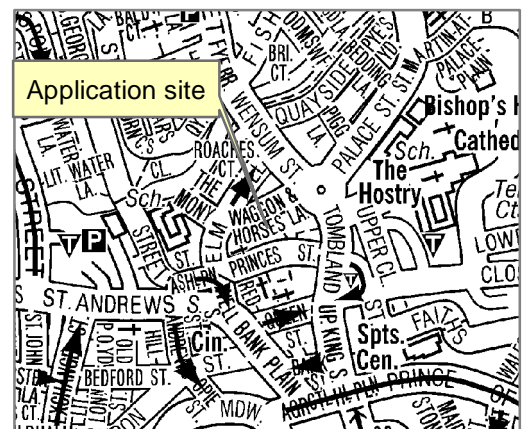
© Crown Copyright and database right 2018. Ordnance Survey 100019747.

Planning Application No 18/00077/F
 Site Address The Del Ballroom
 Waggon and Horses Lane
 Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

- 5 The site is situated on the south side of Waggon and Horses Lane on the corner of Plumbers Arms Alley. To the north and east of the site is Elm Hill and to the south is Princes Street.
- 6 The surrounding area is predominantly residential although it is in close proximity to shops, restaurants and other town centre uses on Princes Street, Elm Hill, Tombland and Magdalen Street. The surrounding area is mixed with several more recent blocks of flats and older terrace houses.
- 7 The Del Ballroom is a single storey 1930s building which is considered to contribute to the character and appearance of the City Centre Conservation Area. The neighbouring properties immediately to the south of the site are statutorily listed heritage assets.
- 8 The most recent use of the property was as a dance studio although this use on the site ceased in April 2013. The dance studio has since relocated to alternative premises at the Scout and Guide Hall which is within the Church of Simon and St Jude on Wensum Street.

Constraints

- 9 The site is situated within the City Centre Conservation Area, the Area of Main Archaeological Interest and the City Centre Leisure Area. It is in close proximity to a number of listed heritage assets.
- 10 The site slopes up from Waggon and Horses Lane to Princes Street with there being a significant change in level between the rear of 18 Princes Street and the site itself. There are no trees on the site.

Relevant planning history

Ref	Proposal	Decision	Date
15/01923/F	Demolition of single storey studio and construction of nine flats.	WITHDN	13/09/2016
17/00973/F	Demolition of single storey dance studio and erection of 7no. flats.	CANCLD	28/11/2017

The proposal

- 11 The application seeks full planning permission for the demolition of the existing single storey building and the construction of a new building to accommodate seven flats. It is proposed to have an 'L' shaped building with internal communal courtyard off which access to the flats is gained. The internal courtyard will accommodate a bin and cycle store which will be constructed of bricks to match the main building and a green roof.

- 12 The proposed development will vary in height with there being a 3.5 storey element on the north west corner fronting Waggon and Horses Lane. The building will step down to two storey on the north east corner with the wing fronting onto Plumbers Arms Alley being two storey (although due to the changing levels on the site the eaves height of the building at its southern most point closest to Princes Street will be only 3.7m with a ridge height of 5.8 m).
- 13 The application has been subject to pre application advice and minor changes have also been made to the plans during the process of access the application. It was not considered necessary to reconsult on the proposed changes as they mainly related to the detailing.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	Seven
No. of affordable dwellings	None
Total floorspace	511 sqm
No. of storeys	3.5 storey
Max. dimensions	Wing facing Waggon and Horses Lane – Width 13.9m, Depth 7.9m, eaves 8m, ridge 10.5m Wing facing Plumbers Arms Alley – Width 18.8m, Depth 7.7m, eaves 5m, ridge 7.3m
Density	275 dph
Appearance	
Materials	Red facing brickwork in Flemish bond, black slate tiles, lead flashed dormers, timber sash style windows, timber fascias and soffits, wrought iron entry gate, grey granite sets to Plumbers Arms Alley.
Construction	Brick faced masonry building
Energy and resource efficiency measures	None
Transport matters	
Vehicular access	None
No of car parking spaces	None

Proposal	Key facts
No of cycle parking spaces	Eight
Servicing arrangements	Bin store (8 x 360 litre bins) within courtyard access. Access to Waggon and Horses Lane via gated archway.

Representations

14 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
Part of the development is 4 storey so will restrict the light to 16, 18, 20 and 20a Princes Street and also to the flats to the north side of Waggon and Horses Lane. It will make the Waggon and Horses Lane and Plumbers Arms Alley much darker which could have security and public safety issues.	See main issue 4
The proposal will result in a loss of privacy to 18 Princes Street.	See main issue 4
There is a large window on the 3 rd floor of the proposed building on the eastern (side) elevation and many windows on the rear elevation. These will directly look into the roof garden, living room and bedrooms of the residential first floor flat. The proposal will result in loss of light to 20a Princes Street and will tower over the roof garden. The proposal will also reduce light to the kitchen of Trattoria Rustica.	See main issue 4
The cooking extracted for Trattoria Rustica is situated on the back of 20 Princes Street. Future residents of the flats may complain about smells and noise from the restaurant.	See main issue 4
The proposal will impact upon the character of the conservation area and the setting of various listed buildings. The development is out of character with the neighbouring 16 th century listed buildings on Princes Street and	See main issue 2

Issues raised	Response
Elm Hill. The proposed building should not be higher than its current height in order to preserve the character of the area.	
There are concerns that any development in close proximity/beside the footing of the existing listed building could undermine the foundations of a listed building and/or cause structural damage. There is particular concern that the grade II listed wall may not be able to withstand the building works. A structural engineer should be instructed to analyse the risks high construction works nearby will have.	See main issue 2

Consultation responses

- 15 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

- 16 Whilst the existing building is likely to have a high level of communal/social value as a result of its historic use as a community facility, its aesthetic, evidential and historic values are limited and the building does not reach the criteria by which its retention would be encouraged. Any scheme for re-development will need to be sensitive to the context and improve, preserve or enhance the character and appearance of the conservation area. The works will result in 'less than substantial harm' as a result of the loss of the non-designated heritage asset, the potential impact upon the stability of the wall to 20 Princes Street and impact of the proposed incongruous roof design upon the setting of adjacent heritage assets and the wider character and appearance of the conservation area. This harm could be mitigated through alterations to the proposed design and should be weighed up against potential public benefits.

Historic England

- 17 No objection to the demolition of the existing building which is not considered to be of special interest.
- 18 We are also content that the proposed design will not cause harm to the setting of listed buildings and the character and appearance of the conservation area. The proposal has a more low key side wing along the alleyway and takes a more traditional approach to form and detailing; however a number of changes are suggested to ensure a more positive contribution to the character of the area (i.e. Flemish bond, sash windows and more appropriately sized traditional dormers)

Environmental Protection

- 19 The kitchen extract for Trattoria Rustica is located to the rear of the restaurant and terminates at or just above the roof ridge of the adjacent building. The system looked to be in decent condition and was not particularly noisy and no odours were detected at ground level. The height of the proposed development is not helpful as the level of the top floor windows would be on an approximate level with the flue outlet. There is some distance between the flue and the proposed development and as long as the kitchen extract system is properly maintained and serviced then the proposed development should not be significantly impacted.

Highways (local)

- 20 No objection on highway grounds. The proposed residential development is acceptable in principle. The means of access via Waggon and Horses Lane will enable servicing an access on foot and cycle. Plumbers Arms Alley is adopted and the proposal to repave it is welcome as is the retention of the streetlight. Car free housing is acceptable in this location. Ideally there would be a communal cycle store within the yard.

Norfolk historic environment service

- 21 The archaeological desk-based assessment submitted with the previous application was completed in May 2010 and although it does contain some useful information, requires updating. The Heritage statement and archaeological desk-based assessment should address the impact of any proposed development on below ground remains and information exploring the history and uses of the building (including a basic photographic record).

Natural areas officer

- 22 The site has negligible habitat and the development is unlikely to impact designated sites. The condition of the building and the site's proximity to the River Wensum could mean that there is a possibility of bats on the site. An ecological assessment based on this application involving the demolition of an existing building which is derelict/vacant is required (only considering bats as there are unlikely to be any other protected species present or habitats affected).

Assessment of planning considerations

Relevant development plan policies

- 23 **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
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS11 Norwich city centre
 - JCS20 Implementation

24 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
- DM6 Protecting and enhancing the natural environment
- DM9 Safeguarding Norwich's heritage
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM22 Planning for and safeguarding community facilities
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

Other material considerations

25 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
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

- 26 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

- 27 Key policies and NPPF paragraphs – DM12, DM13, DM22, NPPF paragraphs 49 and 14.
- 28 The provision of seven residential units on this site will help to meet the housing needs within Norwich as identified within policy 4 of the adopted Joint Core Strategy. The site will provide a mix of duplexes, apartments and studios with there being 1 no. one bedroom flat, 1 no. one bedroom duplex, 2 no. two bedroom flats, 2 no. two bedroom duplexes and 1 no. studio flat. The two bedroom units would be suitable for family living. Due to the proposed building being 3.5 storey in part, the

density will be relatively high but there are a number of flatted developments in close proximity to the site so it is not considered that the density will be out of keeping with the character of this part of the city centre. The proposal also provides some shared outdoor amenity space for the benefit of all residents. Policy 4 of the Joint Core Strategy and policies DM12 and DM13 of the Local Plan set out the criteria against which residential developments will be assessed. These issues along with other material considerations are discussed within the report.

- 29 The proposal will also result in the loss of a former ballroom which was last in use as a dance studio (in 2013) and therefore consideration needs to be given to whether the loss of this community asset is acceptable. Policy DM22 is of particular relevance and this sets out that the loss of existing community facilities will only be permitted where adequate alternative provision exists locally or it has been demonstrated that it would not be economically viable, feasible or practicable to retain the building for its existing use. In this instance alternative provision such as Central School of Dancing and Performing Arts, the Garage, Norwich Theatre Royal and OPEN all exist within 800m of the site and the applicant has confirmed that the dance school that previously used the Del Ballroom has relocated to the Scout and Guide hall within the Church of Simon & St. Jude in Wensum Street which is within 800m of the site. Therefore there is no policy basis to resist its loss. Issues regarding the heritage of the building and its demolition are discussed under main issue 2.

Main issue 2: Design and heritage

- 30 Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
- 31 The building is single storey in height with a brick frontage with pedimented parapet detail and signage. The building benefits from the retention of its original form and its steel framed windows fronting both Waggon and Horses Lane and Plumbers Arms Alley. Whilst the building is likely to have a high level of communal/social value as a result of its historic use as a community facility, its aesthetic, evidential and historic values are limited. The building is typical of its date, but is not an outstanding example of art deco architecture. Using the local criteria for assessment of locally identified heritage assets within Appendix 7 of the Local Plan, the building does not reach the criteria by which its retention would be actively encouraged.
- 32 Notwithstanding this, any scheme for re-development will need to be sensitive to the context and improve, preserve or enhance the character and appearance of the conservation area. The Conservation Area Appraisal suggests that ‘Waggon and Horses Lane has very much the feel of a back-street unlike even the narrowest streets in the area which have active frontages’ and requires that ‘New buildings must respect the existing domestic scale of development’.
- 33 The site is bordered immediately to the south and south-east by Grade II and II* listed buildings these being 16 and 18 Princes Street which are grade II listed and 20 Princes Street which is grade II*. The southern brick and flint boundary wall which borders the application site is considered to be curtilage listed. Plumbers Arms Alley which links Waggon and Horses Lane and Princes Street is an important historic pedestrian route which is considered to contribute to the character and appearance of the conservation area. Waggon and Horses Lane is

terminated at either end by Grade II* listed buildings with the Britons Arms to the west and The Louis Marcesi Public House to the east. There are also oblique views of the cathedral as a result of the low height of the existing Del Ballroom.

- 34 Waggon and Horses Lane contains a mixture of historic and pastiche development, with some modest two storey locally listed cottages towards the north-western end and the three storey 1960s Mandells Court development immediately to the west. Modern housing developments exist at the eastern end of the street.
- 35 With regards to the design, it is considered that an 'L' shaped building is appropriate for the site as it provides a frontage onto Waggon and Horses Lane whilst also relating well and providing surveillance to Plumbers Arms Alley. The layout also provides a concealed internal communal courtyard off which is access to flats and which also provides for bin and bike storage. The proposal respects the building line established by neighbouring properties. With regards to height, it is proposed to have a 3.5 storey element which is situated on the north-west corner. Although this is relatively high, the eaves and ridge are no higher than the neighbouring Mandells House and is considered appropriate in this location. The building steps down to 2 storey on the north-east corner of the site and the wing that runs parallel to Plumbers Arms Alley is 2 storey, however due to the changes in levels this wing has an eaves height of only 3.7m and ridge height of 5.8 m at its southern end.
- 36 Although the proposal as submitted was considered to be broadly acceptable, there were a number of areas where the design could be improved in order to make the proposed building of higher quality. For example, it was considered that the proportions of the front elevation could be improved as it lacked a traditional window hierarchy and vertical emphasis. To address this, the scheme was revised by creating taller elevations and a shallower pitched roof form. This also allowed 6 over 6 windows at ground floor and first floor level and 3 over 3 sashes at second floor level.
- 37 Furthermore the roof design of the application as submitted was considered to be incongruous and of detriment to the character of the conservation area and the setting of nearby listed buildings. Consequently, the large dormer at the rear was replaced with more traditional and appropriately sized dormer windows and traditional dormers were also added to the front elevation to replace the previously proposed rooflights. The detailing was also changed with traditional timber sash windows and the materials were reviewed in order that they were high quality and relate well to the character of the conservation area.
- 38 In addition to on site works, the applicant has confirmed that they will resurface Plumbers Arms Alley with granite setts and the old gas lamp style street light will be retained in situ and protected during the duration of the works. Furthermore the proposal should not affect the curtilage listed wall to the south as it is proposed to cantilever the ground floor slab from the piled ground beam foundation to support the external walling of the proposed building as close as practical to the existing boundary walling. A condition should be attached to any future permission requiring further details to ensure that the stability of the wall is not affected during the build and any load is not imposed on the neighbouring property.
- 39 Overall, although the proposal will result in the loss of an undesignated heritage asset, the building does not reach the criteria by which its retention would be

actively encouraged and it is considered that the proposal is of good design, sensitive to its context and would enhance the character and appearance of the conservation area.

Main issue 3: Transport

- 40 Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
- 41 The site is situated within the city centre and is in an accessible location. The constraints of the site mean that no car parking will be provided. DM32 states that car-free housing is acceptable in sites within controlled parking zones and in the surrounding the city centre. Therefore the absence of car parking is acceptable although an informative should be put on any permission notifying the applicant that future residents would not be entitled to parking permits.
- 42 Adequate space will be provided for refuse storage for the proposed flats within the courtyard. Ideally for flatted development 1100 litre bins would be provided; however the undercroft door is not wide enough for bins of this size and altering it would adversely affect the proportions of the building at street level. Therefore it is proposed that the residents of the flats share 10 x 360 litre bins. Given the constraints of the site, the bins are well located so they are close enough to the highway but not visible to the general public. The bins will also be housed within an attractive bin store which is to be constructed of brick to match the building and with a green roof.
- 43 With regards to bike storage, it is proposed to have a cycle store that will accommodate eight bikes. The Local Plan sets out that 1 bedroom units should have 1 space and 2 bedroom units should have 2 spaces which in this instance would equate to 11 spaces. Although the proposal does not meet the standards, it is only 3 spaces short. Given the central location of the site and its consequent proximity to services including public transport on nearby Tombland, the failure to provide a fully policy compliant level of cycle parking is not considered to adversely or materially affect the ability of future residents to access services by non-car based modes of transport. The level of cycle parking proposed is therefore considered acceptable particularly when the constraints of the site and the contribution it makes towards the 5 year housing land supply in the Norwich Policy Area. A condition should be attached to any future permission to ensure that a suitable tether is provided within the store and to ensure that it is provided prior to occupation of the units.
- 44 Plumbers Arms Alley currently provides a link between Waggon and Horses Lane and Princes Street. As part of the proposal the surface will be replaced with granite sets. The existing historic lamp will be retained and protected during works which will ensure that the alley remains adequately lit.

Main issue 4: Amenity

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

Impact upon neighbouring residents

- 46 With regards to the impact upon neighbouring residents and occupants the main issues for consideration are the impact upon residents of Norris Court (flats

opposite), residents of Mandells House and Mandells Court (flats to the west and south west of the site), Samson and Hercules House (flats to the east of the site) and the properties and business on Princes street to the south.

- 47 With regards to the properties opposite (Norris Court), it is acknowledged that the proposal will have some impact upon residents due to the height of the proposed development being significantly higher than the existing Del Ballroom and due to windows on the principle elevation of the proposed development facing onto Norris Court. The proposal will therefore result in some overshadowing, loss of light and overlooking. Notwithstanding the above, this is a city centre location and although a few windows of Norris Court face onto Waggon and Horses Lane, most of the elevation predominately consists of walkways, doorways and secondary windows. As such it is considered that any impact is at an acceptable level.
- 48 Mandells House is a flatted development situated directly to the west of the Del Ballroom and Mandells Court is situated to the south west of the site. Due to there being no windows within the eastern elevation of Mandells House and due to the proposed building being no deeper than Mandells House it is not considered that the proposal will have a significantly detrimental impact upon residents of the building to the west. With regards to Mandells Court the proposal may result in some overlooking however due to the distances involved and the angle the impact is likely to be minimal. There may be some additional overlooking to external communal areas of Mandells House and Court but this has largely been mitigated as the proposed windows at upper floors nearest to the external space are for bathrooms and will therefore be obscure glazed.
- 49 With regards to Samson and Hercules House which is to the east it is not considered that there will be any significant impact due to the development stepping down to two storey adjacent to Plumbers Arms Alley, due to there being a sub-station between the site and the adjacent development and due to there being no windows within the site elevation of Samson and Hercules House.
- 50 Finally with regards to properties on Princes Street, it is acknowledge that there will be some impact on 16, 18 and 20 Princes Street. As the proposed development is 3.5 storeys in part there may be some loss of light; however due to the orientation and due to the highest part of the building being in the north-west corner of the site, it is considered any loss of light will be minimal. The owners of 16, 18 and 20 Princes Street have all raised concerns regarding overlooking and loss of privacy and it is acknowledge that the proposal does have the potential to result in some additional overlooking to the rear of these properties and to the external amenity area of 20 Princes Street however given the city centre location and the extent of overlooking that already exists from other properties, it is not considered that the additional overlooking is of sufficient harm to justify a refusal.
- 51 Therefore it is considered that the impact upon neighbouring residents is acceptable.

Internal living conditions

- 52 The internal space for all seven of the units is considered sufficient to meet the needs of future residents. All units meet the national space standards and have satisfactory levels of light and ventilation.

53 Although the site is situated within the city centre it is on a quiet lane so road traffic noise should not be an issue. The site is situated within close proximity to Trattoria Rustica and the owner of the restaurant has raised concerns that future residents of the development may complain about noise and odour from the restaurant. Norwich City Council's Environmental Protection Officer has advised on this issue and although the windows of the proposed top floor flat are at a similar level to the flue outlet, there is some distance from the flue and the proposed development and so long as the kitchen extract system is properly maintained and serviced then the proposed properties should not be significantly impacted.

External amenity space for future residents

54 Policies DM2, DM12 and DM13 of the Local Plan set out that residential use should be permitted subject to the provision of satisfactory external amenity space (private or communal) adjoining the property with appropriately located bin storage, cycle storage and drying areas.

55 Due to the constraints of the site, it is not possible to provide a large amount of amenity space however a small communal courtyard will be provided. Two of the duplexes also benefit from having a small balcony. The site is also in close proximity to a number of publically accessible recreational open spaces (the Cathedral grounds and the riverside walk) and therefore it is considered that the amount of open space is sufficient and satisfies the requirements of the Local Plan.

Compliance with other relevant development plan policies

56 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 – the development will provide eight cycle spaces. To be policy compliant would require 11 spaces.
Car parking provision	DM31	Yes the development will be car free
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Not applicable

Other matters

- 57 The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation: List relevant matters.
- 58 Energy and water – The proposal is for seven units and therefore there is no policy requirement for any renewable energy. The development should be water efficient and a condition should be attached to any future consent requiring the development to achieve a water consumption rate of 110 litres/person/day.
- 59 Landscaping – There is limited opportunity for landscaping in the scheme although there is a courtyard which is of sufficient size for the enjoyment of residents and also to provide a communal bin and bike store. Details of the courtyard (including the bicycle enclosure) should be conditioned.
- 60 Biodiversity - The site has negligible habitat and the development is unlikely to impact designated sites. The condition of the building and the site's proximity to the River Wensum could mean that there is a possibility of bats on the site. An ecological assessment is required prior to demolition to ensure that this protected species is not affect. In this case it is considered that this can be conditioned, as the construction of the existing building is such that it is unlikely that bats would be present and an initial survey (not carried out by a qualified ecologist) has shown no obvious evidence of bats. The proposal includes a green roof to the bin and bike store which will provide an opportunity for enhancing biodiversity. Details of this should form a condition of any future consent to ensure that appropriate species are chosen.
- 61 Floodrisk – The site is situated within flood zone 1 and is not within the critical drainage area. The existing site is predominant occupied by a building. There is little opportunity for betterment although the proposal does include a green roof on the bin store and cycle store.

S106 Obligations

- 62 The application is for seven units so does not require the provision of any affordable housing. It does not trigger the need for any other s106 obligations.

Equalities and diversity issues

- 63 There are no significant equality or diversity issues.

Local finance considerations

- 64 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.
- 65 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.

- 66 In this case local finance considerations are not considered to be material to the case.
- 67 The development will be CIL liable with the charge being £53,552.34. As the building has not been used for 6 months within the last 36 months the existing floorspace cannot be discounted.

Conclusion

- 68 The loss of the Del Ballroom is considered acceptable as alternative provision for a dance school/studio exists in close proximity and although the building is likely to have a high level of communal/social value as a result of its historic use as a community facility, its aesthetic, evidential and historic values are limited. The provision of seven residential units will help meet the housing need in Norwich and will provide housing in a central, sustainable location.
- 69 The proposal responds well to the site and the design is considered to be of high quality; is sensitive to its context; and will enhance the character and appearance of the conservation area.
- 70 The proposal will provide good living conditions for future resident of the site and although there is limited external amenity space, the proposed courtyard will provide an attractive area for the enjoyment of residents. Car free housing is considered acceptable within the central location and each unit will have secure cycle parking. Bin storage for the residential units is well located given the constraints of the site.
- 71 Although the proposal may result in some loss of light and overlooking to surrounding properties, it is considered that this will be minimal and at an acceptable levels.
- 72 Overall therefore it is felt that 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. 18/00077/F - The Del Ballroom, Waggon and Horses Lane, Norwich, NR3 1HP and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of bricks, roof, dormers, gutters, downpipes, fascias, bargeboards, windows and doors, balconies, entry gate
4. Landscaping (including bin and bike store, paving, boundary treatments, external lighting)
5. Water efficiency
6. Structural engineers report for the retention of the curtilage listed wall.
7. Bat survey
8. Construction method statement including protection of existing street lamp;
9. Retention of street light
10. Archaeological written scheme of investigation

11. Stop work if unidentified feature revealed.
12. Slab levels of new building

Informatives:

- 1) Residential properties not entitled to on-street parking permits
- 2) Street naming
- 3) A planning brief for the archaeological Written Scheme of Investigation will be provided by Norfolk County Council, Historic Environment Service
- 4) Refuse receptacles should be purchased from Norwich City Council prior to the first occupation of the dwellings hereby permitted.
- 5) Considerate construction

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.

SCHEMA
STUDIO

8-11 ST. JOHN'S LANE
LOWER GROUND FLOOR
LONDON EC1M 4BF

ALL DIMENSIONS TO BE CHECKED ON SITE.
DRAWING TO BE READ IN CONJUNCTION WITH
STRUCTURAL ENGINEERS DRAWINGS



PRELIMINARY	<input type="checkbox"/>	INFORMATION	<input type="checkbox"/>
APPROVAL	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
TENDER	<input type="checkbox"/>	.	<input type="checkbox"/>
PLANNING	<input checked="" type="checkbox"/>	.	<input type="checkbox"/>
RECORD	<input type="checkbox"/>	.	<input type="checkbox"/>

CLIENT:

M. HUDSON Esq

PROJECT ADDRESS:

Residential Development at
"THE DEL BALLROOM"
Waggon & Horses Lane, Elm Hill,
Norwich,
Norfolk NR3 1JP

DRAWN:

BMAC

CHECKED:

MVH

REV	DESCRIPTION	DATE

DRAWING TITLE:

PROPOSED
FIRST FLOOR
PLAN

JOB CODE

2015.OTH

DRAWING NUMBER:

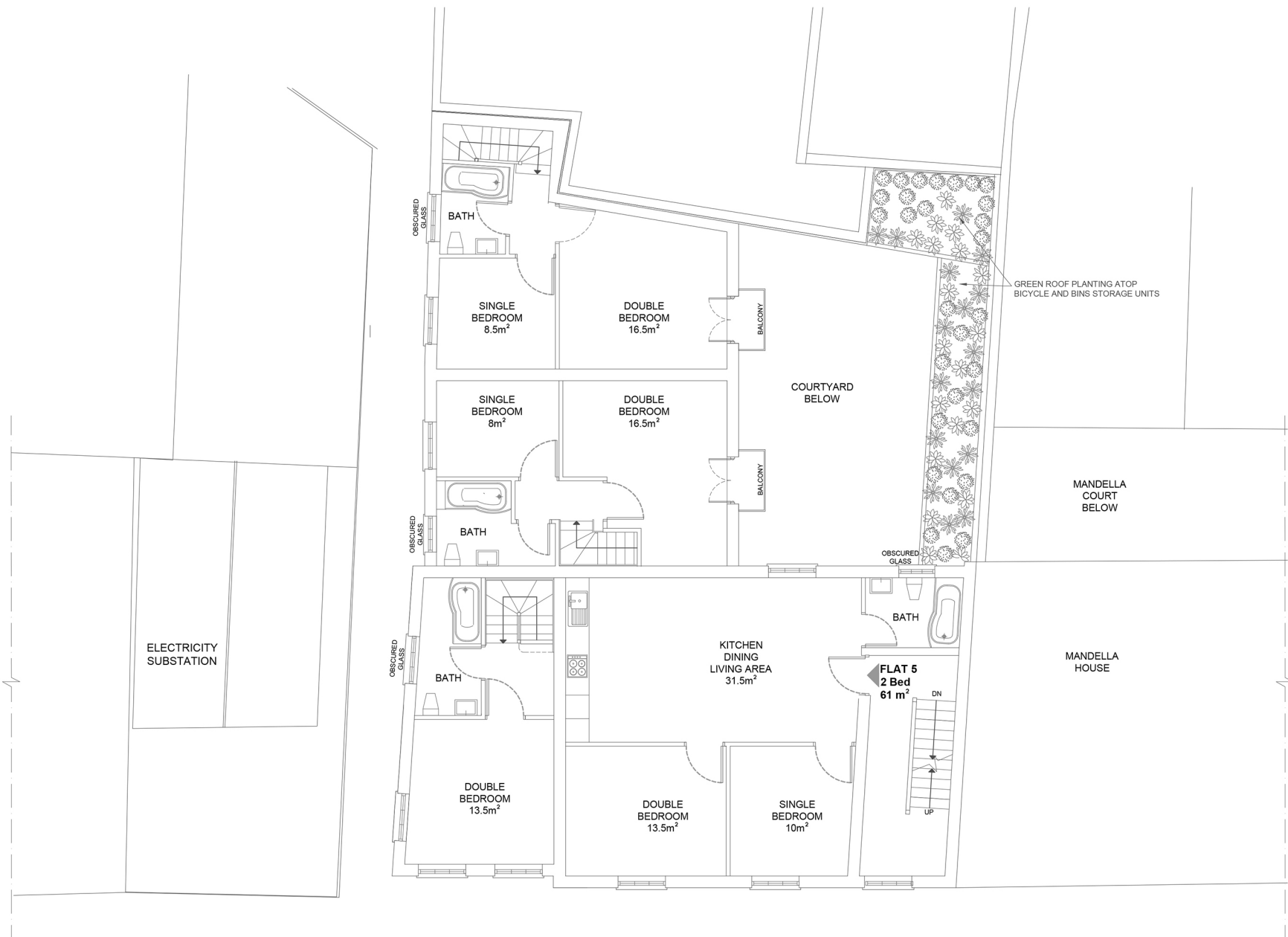
DATE

19/03/2018

SCALE

1/100 (A3)

A.3



SCHEMA STUDIO

8-11 ST. JOHN'S LANE
LOWER GROUND FLOOR
LONDON EC1M 4BF

ALL DIMENSIONS TO BE CHECKED ON SITE
DRAWING TO BE READ IN CONJUNCTION WITH
STRUCTURAL ENGINEERS DRAWINGS



PRELIMINARY	<input type="checkbox"/>	INFORMATION	<input type="checkbox"/>
APPROVAL	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
TENDER	<input type="checkbox"/>	*	<input type="checkbox"/>
PLANNING	<input checked="" type="checkbox"/>	*	<input type="checkbox"/>
RECORD	<input type="checkbox"/>	*	<input type="checkbox"/>

CLIENT:

M. HUDSON Esq

PROJECT ADDRESS:
Residential Development at
"THE DEL BALLROOM"
Waggon & Horses Lane, Elm Hill,
Norwich,
Norfolk NR3 1JP

DRAWN:	CHECKED:
BMAC	MVH

REV	DESCRIPTION	DATE

DRAWING TITLE:

PROPOSED SECOND FLOOR PLAN

JOB CODE	DRAWING NUMBER:
2015.OTH	A.4
DATE	
19/03/2018	
SCALE	
1/100 (A3)	



SCHEMA STUDIO

8-11 ST. JOHN'S LANE
LOWER GROUND FLOOR
LONDON EC1M 4BF

ALL DIMENSIONS TO BE CHECKED ON SITE
DRAWING TO BE READ IN CONJUNCTION WITH
STRUCTURAL ENGINEERS DRAWINGS



PRELIMINARY	<input type="checkbox"/>	INFORMATION	<input type="checkbox"/>
APPROVAL	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
TENDER	<input type="checkbox"/>	*	<input type="checkbox"/>
PLANNING	<input checked="" type="checkbox"/>	*	<input type="checkbox"/>
RECORD	<input type="checkbox"/>	*	<input type="checkbox"/>

CLIENT:

M. HUDSON Esq

PROJECT ADDRESS:

Residential Development at
"THE DEL BALLROOM"
Waggon & Horses Lane, Elm Hill,
Norwich,
Norfolk NR3 1JP

DRAWN:

BMAC

CHECKED:

MVH

REV	DESCRIPTION	DATE

DRAWING TITLE:

PROPOSED LOFT FLOOR PLAN

JOB CODE

2015.OTH

DRAWING NUMBER:

DATE

19/03/2018

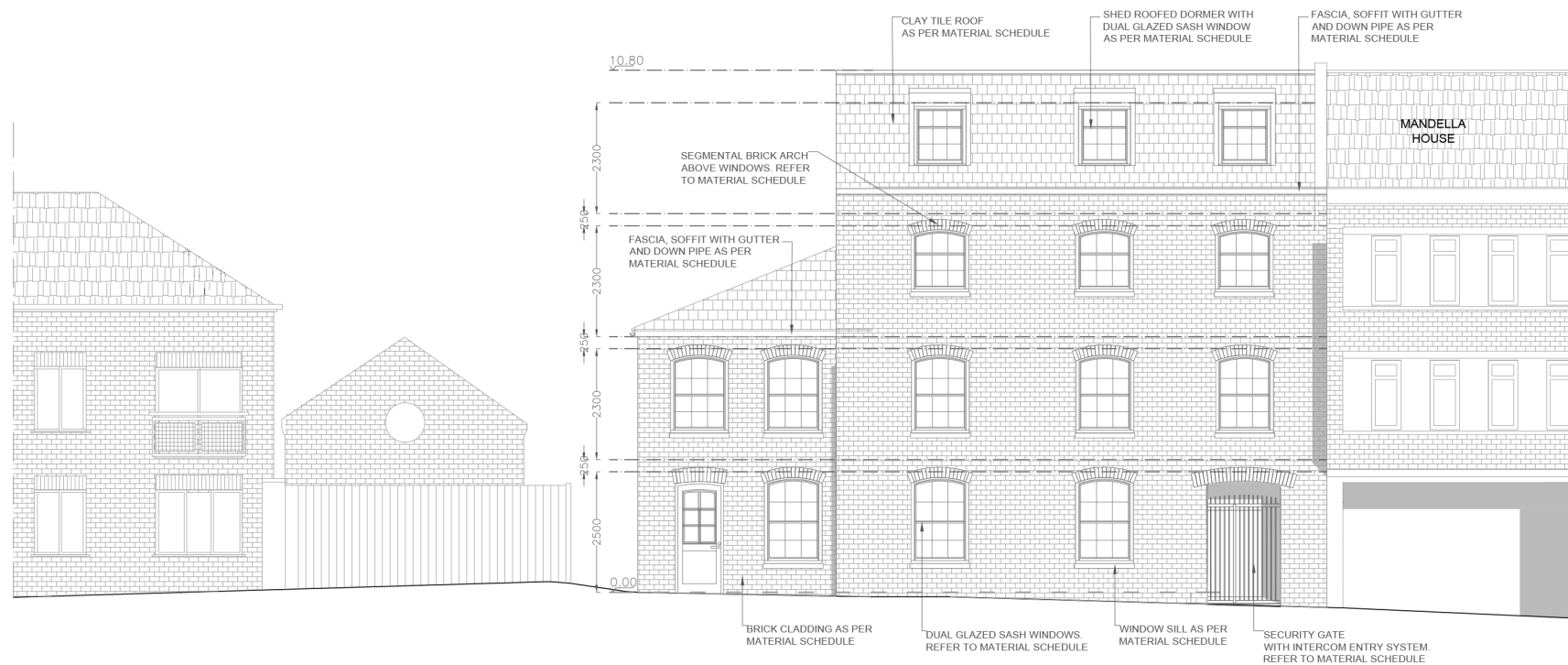
SCALE

1/100 (A3)

A.5



ALL DIMENSIONS TO BE CHECKED ON SITE
DRAWING TO BE READ IN CONJUNCTION WITH
STRUCTURAL ENGINEERS DRAWINGS



PRELIMINARY	<input type="checkbox"/>	INFORMATION	<input type="checkbox"/>
APPROVAL	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
TENDER	<input type="checkbox"/>	*	<input type="checkbox"/>
PLANNING	<input checked="" type="checkbox"/>	*	<input type="checkbox"/>
RECORD	<input type="checkbox"/>	*	<input type="checkbox"/>

CLIENT:

M. HUDSON Esq

PROJECT ADDRESS:

Residential Development at
"THE DEL BALLROOM"
Waggon & Horses Lane, Elm Hill,
Norwich,
Norfolk NR3 1JP

DRAWN:

BMAC

CHECKED:

MVH

REV	DESCRIPTION	DATE

DRAWING TITLE:

FRONT ELEVATION
WAGON & HORSES
LANE

JOB CODE

2015.OTH

DRAWING NUMBER:

DATE

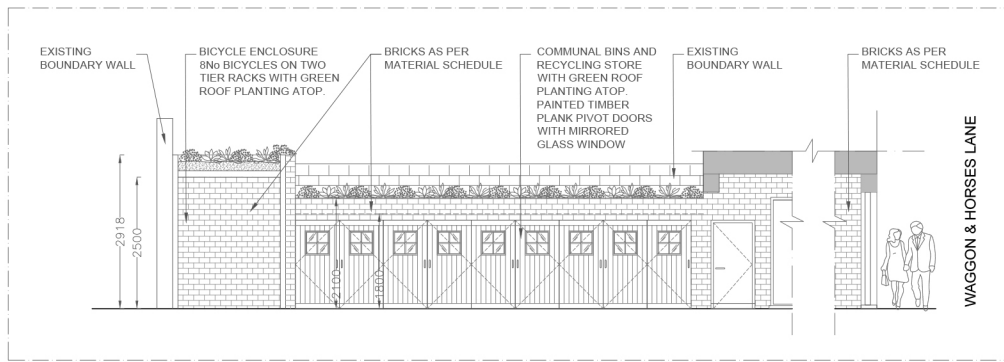
19/03/2018

SCALE

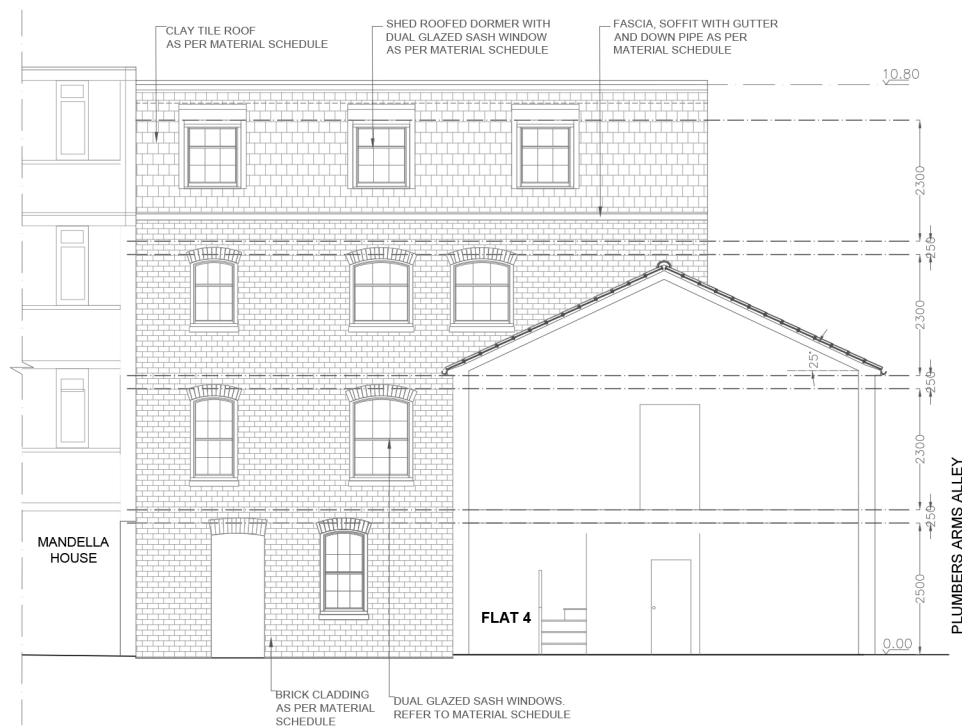
1/100 (A3)

A.7

0 1 2 3 4 5 m



COURTYARD ELEVATION - BICYCLES AND RECYCLING ENCLOSURES



ALL DIMENSIONS TO BE CHECKED ON SITE
DRAWING TO BE READ IN CONJUNCTION WITH
STRUCTURAL ENGINEERS DRAWINGS

PRELIMINARY	<input type="checkbox"/>	INFORMATION	<input type="checkbox"/>
APPROVAL	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
TENDER	<input type="checkbox"/>	*	<input type="checkbox"/>
PLANNING	<input checked="" type="checkbox"/>	*	<input type="checkbox"/>
RECORD	<input type="checkbox"/>	*	<input type="checkbox"/>

CLIENT:

M. HUDSON Esq

PROJECT ADDRESS:

Residential Development at
"THE DEL BALLROOM"
Waggon & Horses Lane, Elm Hill,
Norwich,
Norfolk NR3 1JP

DRAWN:

BMAC

CHECKED:

MVH

REV	DESCRIPTION	DATE

DRAWING TITLE:

BACK (SOUTH)
ELEVATION

JOB CODE

2015.OTH

DRAWING NUMBER:

DATE

19/03/2018

SCALE

1/100 (A3)

A.10



ALL DIMENSIONS TO BE CHECKED ON SITE
DRAWING TO BE READ IN CONJUNCTION WITH
STRUCTURAL ENGINEERS DRAWINGS

PRELIMINARY	<input type="checkbox"/>	INFORMATION	<input type="checkbox"/>
APPROVAL	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
TENDER	<input type="checkbox"/>	*	<input type="checkbox"/>
PLANNING	<input checked="" type="checkbox"/>	*	<input type="checkbox"/>
RECORD	<input type="checkbox"/>	*	<input type="checkbox"/>

CLIENT:

M. HUDSON Esq

PROJECT ADDRESS:

Residential Development at
"THE DEL BALLROOM"
Waggon & Horses Lane, Elm Hill,
Norwich,
Norfolk NR3 1JP

DRAWN:

BMAC

CHECKED:

MVH

REV	DESCRIPTION	DATE

DRAWING TITLE:

SIDE (EAST)
ELEVATION

JOB CODE

2015.OTH

DRAWING NUMBER:

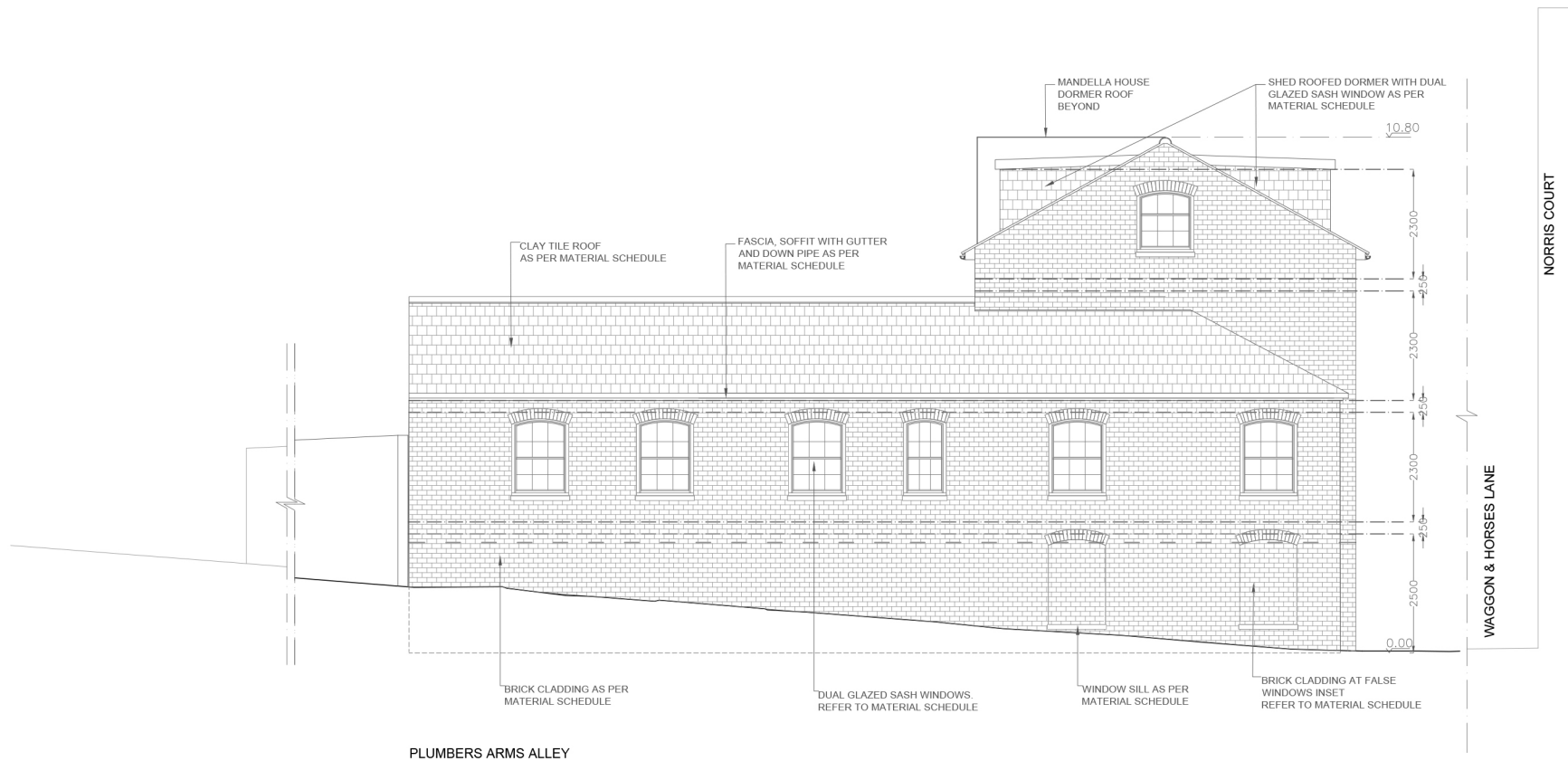
A.8

DATE

19/03/2018

SCALE

1/100 (A3)



ALL DIMENSIONS TO BE CHECKED ON SITE
DRAWING TO BE READ IN CONJUNCTION WITH
STRUCTURAL ENGINEERS DRAWINGS

PRELIMINARY	<input type="checkbox"/>	INFORMATION	<input type="checkbox"/>
APPROVAL	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
TENDER	<input type="checkbox"/>	*	<input type="checkbox"/>
PLANNING	<input checked="" type="checkbox"/>	*	<input type="checkbox"/>
RECORD	<input type="checkbox"/>	*	<input type="checkbox"/>

CLIENT:

M. HUDSON Esq

PROJECT ADDRESS:

Residential Development at
"THE DEL BALLROOM"
Waggon & Horses Lane, Elm Hill,
Norwich,
Norfolk NR3 1JP

DRAWN:

BMAC

CHECKED:

MVH

REV	DESCRIPTION	DATE

DRAWING TITLE:

SECTION/SIDE
(WEST)
ELEVATION

JOB CODE

2015.OTH

DRAWING NUMBER:

DATE

19/03/2018

SCALE

1/100 (A3)

A.9

