

**Report to** Planning applications committee

**Item**

10 August 2017

**Report of** Head of planning services

**Subject** Application no 17/00988/F - George Hotel, 10 Arlington Lane, Norwich, NR2 2DB

**4(j)**

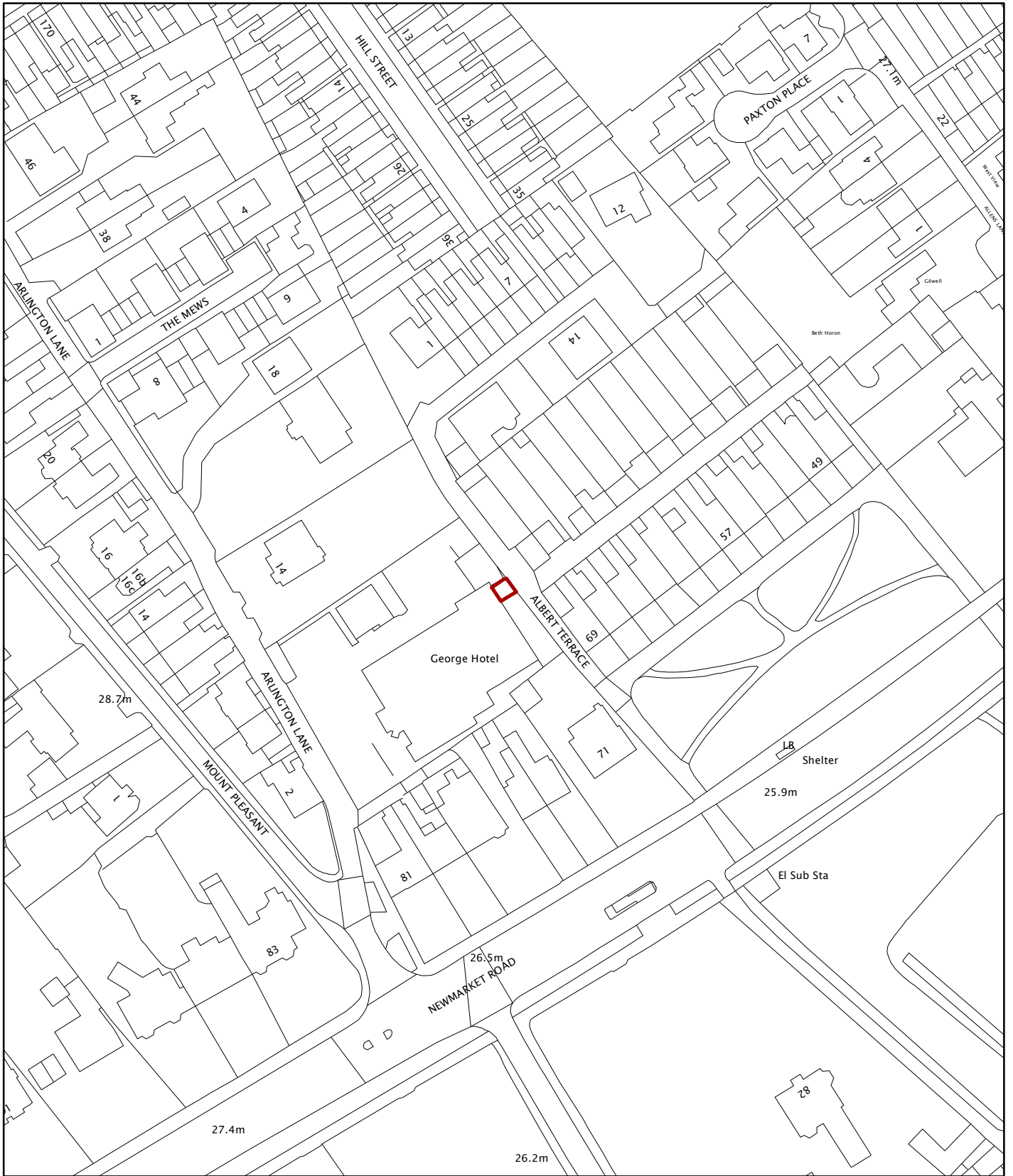
**Reason for referral** Objection

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<b>Ward:</b>	Town Close
<b>Case officer</b>	Samuel Walker - <a href="mailto:samuelwalker@norwich.gov.uk">samuelwalker@norwich.gov.uk</a>

<b>Development proposal</b>		
Installation of new water tank (plant) and associated timber fence surround (retrospective).		
<b>Representations</b>		
Object	Comment	Support
3		

<b>Main issues</b>	<b>Key considerations</b>
1	Principle of Development
2	Design
3	Heritage
4	Landscaping & open space
5	Amenity
<b>Expiry date</b>	23 August 2017
<b>Recommendation</b>	Approve



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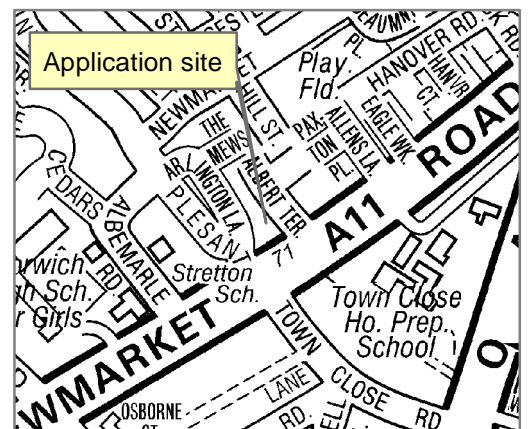
Planning Application No 17/00988/F  
 Site Address George Hotel  
 10 Arlington Lane

Scale 1:1,250



**NORWICH**  
**City Council**

**PLANNING SERVICES**



## The site and surroundings

1. The subject property is a commercial hotel with its address on Arlington Lane, a small side road off Mount Pleasant, close to the Junction with Newmarket Road. The location of the plant subject to this retrospective application is to the rear of the site adjacent to the existing plant room, at the boundary with Albert Terrace (A private road off Newmarket Road) parallel to Arlington Lane to the East. This is situated to the rear of the Grade 2 statutory Listed Buildings at Albert terrace, close to the line of the associated mews buildings.
2. The surrounding area is characterised by large and terraced residential dwellings, a number of which are locally or statutory listed buildings.

## Constraints

3. Newmarket Road Conservation Area.

## Relevant planning history

Ref	Proposal	Decision	Date
4/1997/0046	Replacement of existing windows on north and east elevations.	APCON	20/02/1997
4/1998/0214	Conversion of outbuilding to Manager's accommodation.	APCON	21/05/1998
05/00807/F	Erection of conservatory to extend dining area.	REF	04/10/2005
13/00758/TCA	Oak Tree in main car park at front of hotel - thin out as previously undertaken.	CANCLD	07/05/2013
17/00595/TCA	Oak (T1) - reduce crown by 2m North, 2m South, 2m East and 2m West (all approx. to suitable growth points). The tree has a crown diameter 22.3m North to South so 2m both radial points will leave 18.3m approx. The tree has a crown diameter of 18.9m East to West so 2m reduction both radial points will leave 14.9m approx. Crown clean to remove all major deadwood and crossing branches where present, this will not require the removal of any significant structural limbs and a crown lift to 4m over Hotel parking bay areas and 5.5m over Arlington Lane.	NTPOS	21/04/2017

## The proposal

- This is a retrospective application relating to the installation of a new water tank, associated plant and pipework, along with the installation of a concrete post and timber panel fence screen around the plant.

### Summary information

<b>Proposal</b>	<b>Key facts</b>
<b>Appearance</b>	
Materials	<b>Concrete fence posts, vertical panel timber fence,</b>
<b>Operation</b>	
Ancillary plant and equipment	<b>water tank and associated pump plant and lagged pipework</b>

## Representations

- 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.

<b>Issues raised</b>	<b>Response</b>
Design	16-18
Heritage Impact	19-20
Soft Landscaping	21-22
Amenity	23-28
Boundary maintenance	Civil matter – not a planning consideration
Property value	This is not a material planning consideration

## Consultation responses

- 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**

7. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

## **Highways (local)**

8. No Comments

## **Assessment of planning considerations**

### **Relevant development plan policies**

9. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
  - JCS2 Promoting good design
  - JCS3 Energy and water
  - JCS5 The economy
  - JCS7 Supporting communities
  - JCS8 Culture, leisure and entertainment
  - JCS9 Strategy for growth in the Norwich policy area
  - JCS11 Norwich city centre
  - JCS20 Implementation
10. **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
  - DM7 Trees and development
  - DM9 Safeguarding Norwich's heritage
  - DM11 Protecting against environmental hazards
  - DM16 Supporting the needs of business
  - DM17 Supporting small business
  - DM30 Access and highway safety

### **Other material considerations**

11. **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
  - NPPF7 Requiring good design
  - NPPF9 Protecting Green Belt land
  - 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
- NPPF13 Facilitating the sustainable use of minerals

## **Case Assessment**

12. 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**

13. Key policies and NPPF paragraphs – DM2, DM3, DM9. NPPF paragraphs 7,12.
14. The subject property is an existing commercial Hotel, the installation of the new plant has been carried out adjacent to the existing plant room, the intention is to update utility service to the existing facilities.

### **Main issue 2: Design**

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. The design of the tank is of an engineering aesthetic typical of this type of plant, this has been screened by a concrete post and timber panel fence of typical domestic design. The associated pump plant has been housed within this screened area within a small timber cupboard of similar design to the fence.
17. The fence as installed is natural coloured timber – this colour is considered to be of similar external appearance to the buff brickwork of the hotel wall adjacent to the plant.

### **Main issue 3: Heritage**

18. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
19. The plant has been installed set well back from the public realm at the rear of the George Hotel and towards the rear aspect of the Grade 2 Listed properties at Albert Terrace. The installation is in the proximity of the Mews Buildings of Albert Terrace, which are of varying scales, designs and quality. It is considered that the plant and screening as installed could be read in the context and character of the surrounding mews development and does not have a significant impact on the setting in the conservation area or of the statutory listed buildings.

### **Main issue 4: Landscaping and open space**

20. Key policies and NPPF paragraphs – DM3, DM8, NPPF paragraphs 9, 17 and 56.

21. The proposed scheme includes soft landscaping adjacent to the installed plant to assist with visual screening on the approach along Albert Terrace from the Newmarket Road entrance.

### **Main issue 5: Amenity**

22. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
23. The development as installed does not impact neighbouring properties with regards to overlooking or overshadowing.
24. The development as installed is considered to have a small degree of impact with regards to outlook for the property at the Western end of the terrace, however, the separation between the rear aspect of the property and the installed plant is approximately 10m at the closest point and would primarily be visible from indirect views from first floor windows. Once the development is complete and associated soft landscaping is established it is considered that the impact is not sufficient to require refusal of the application and enforcement action to facilitate removal of the plant from this location.
25. The structural integrity of the plant as installed is not a material planning consideration
26. Maintenance of the boundary wall is a civil matter which is not a material planning consideration.
27. The plant is directly outside existing bedroom 20 of the subject property, as shown on the submitted plan, the agent has provided confirmation that the plant does not cause a noise disturbance and that there have been no complaints from occupants of this room.

### **Compliance with other relevant development plan policies**

28. 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.

<b>Requirement</b>	<b>Relevant policy</b>	<b>Compliance</b>
Cycle storage	DM31	<b>Existing arrangements unaffected by this development</b>
Car parking provision	DM31	<b>Existing arrangements unaffected by this development</b>
Refuse Storage/servicing	DM31	<b>Existing arrangements unaffected by this development</b>

### **Equalities and diversity issues**

29. There are no significant equality or diversity issues.

## **Local finance considerations**

30. 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.
31. 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.
32. In this case local finance considerations are not considered to be material to the case.

## **Conclusion**

33. 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. 17/00988/F - George Hotel, 10 Arlington Lane, Norwich, NR2 2DB and grant planning permission subject to the following conditions:

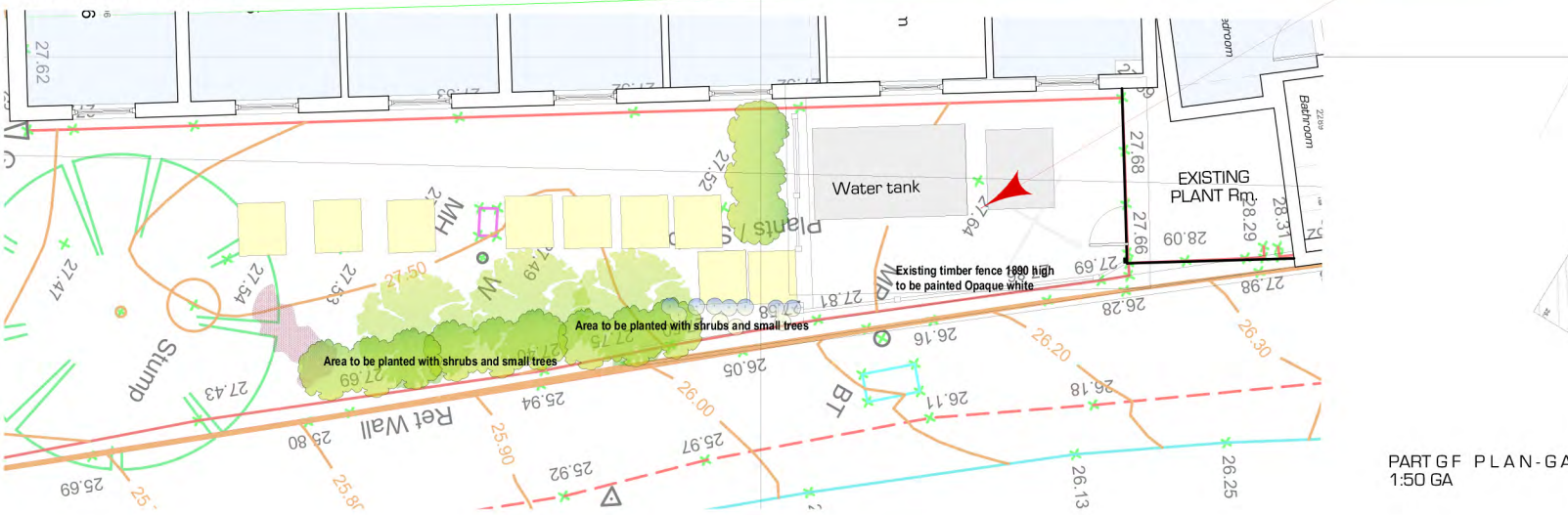
1. Standard time limit;
2. In accordance with plans;



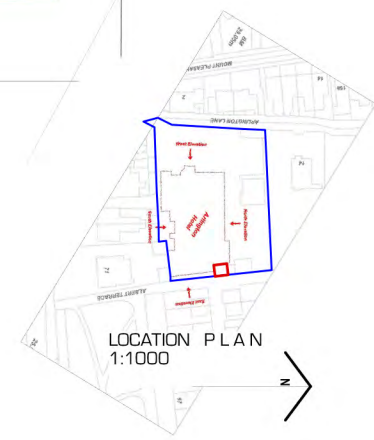
# SOUTH ELEVATION



# EAST ELEVATION



BLOCK PLAN Scale 1:250



LOCATION PLAN 1:1000

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Client: Mervyn Natus			
Project Details: Hotel Refurbishment			
Project Address: George Hotel, Arlington Lane, Morningside Road, NZ 201			
Drawing Title: Enclosure to existing water tank			
Job No: 13770	Drawing Number: 1379-A&S&G		
Site: 08-03-18	Scale: as shown		
Drawn: DM	Checked: DM	Date:	

PART GF PLAN-GA LAYOUT 1:50 GA