Planning Applications Committee: 09/10/2025

Updates to reports

Application no: **25/00765/F**
Address: **71 Silver Street, Norwich, NR3 4TU**
Item no: **4.1**
Pages: **5-20**

Update:
There is one detail omitted from the committee report that has now been established: the roof for the pitched element of the extension will be tiled, to match existing. This does not change the assessment of the proposals.

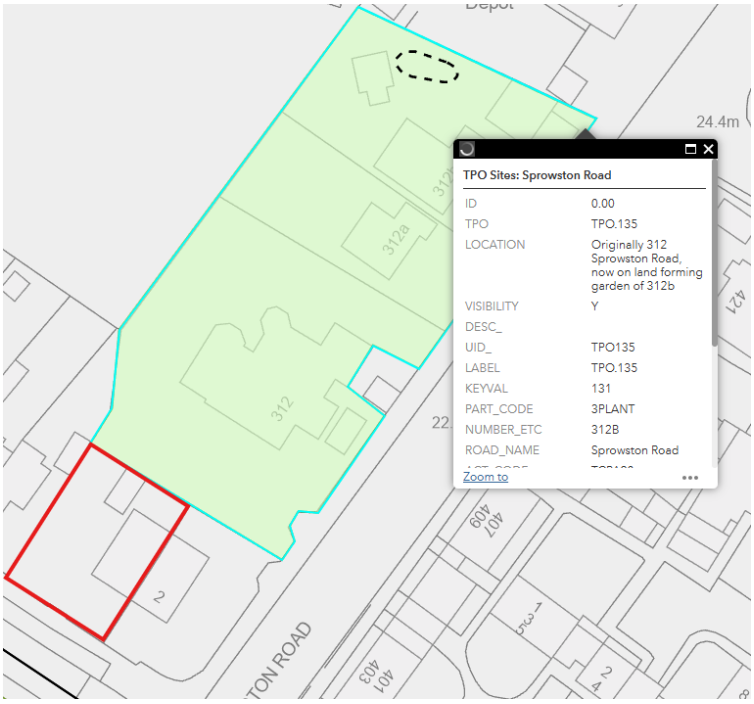
Two further letters of representation have been received. One has replaced an original comment, which was not displayed on the website due to the presence of personal information. The other has raised points on loss of light and the building being over-dominant, as well as a loss of privacy to the occupant and disruption to the character of the general area. The first three points are already addressed in Main Issue 3: Amenity, and the fourth and final point is already addressed in Main Issue 2: Design.

Application no: **24/00826/F**
Address: **4 Wall Road, Norwich, NR3 4HW**
Item no: **4.2**
Pages: **21 – 38**

Update:
Paragraph 6: States "*TPO Trees (TPO.135) in neighbouring site at 312 Sprowston Road.*" Paragraph 77 states: "*proposals impact root protection zones and propose root pruning to TPO trees to the north of the site in the neighbouring plot at 312 Sprowston Road*".

The TPO Trees are actually to the north of 312b Sprowston Road as shown in the dotted line on the image below. The TPO trees are separated from the site by three buildings, as such will not be impacted.

The trees on the border between 4 Wall Road and 312 Sprowston Road, which would require root pruning in accordance with the arboricultural impact assessment are not TPO trees.



Application no: **25/00750/U**
Address: **Victoria House, Queens Road**
Item no: **4.3**
Pages: **39-56**

Update:

Further consultation response: Designing Out Crime Officer, Norfolk Police:

I have examined the Management Plan sent on 2/10/25 and support the lighting scheme proposed for the car park site. The intended lighting, perimeter fencing/barriers, together with the Nighttime Management of 2x security patrols to be carried out at closing and reopening times, seems the appropriate level of crime prevention at this period time for the proposal.

Recommendation:

Additional planning condition: Restricting hours of operation to 6am – 11pm