

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 19<sup>th</sup> July 2012  
**Report of** Head of Planning Services  
**Subject** 12/00730/F and 12/00731/L 34 - 35 Gentleman's Walk  
Norwich NR2 1NA

**Item**  
**5(8)**

### SUMMARY

<b>Description:</b>	12/00730/F - Minor internal and shopfront alterations including installation of air conditioning units and satellite dish.  12/00731/L - Minor internal and shopfront alterations including installation of new signage, air conditioning units and satellite dish.	
<b>Reason for consideration at Committee:</b>	Objection	
<b>Recommendation:</b>	Approve	
<b>Ward:</b>	Mancroft	
<b>Contact Officer:</b>	Mrs Joy Brown	Planning Officer - Development Management 01603 212542
<b>Valid Date:</b>	24th April 2012	
<b>Applicant:</b>	Ladbrokes plc	
<b>Agent:</b>	Haris Kasuji	

### INTRODUCTION

#### The Site

##### Location and Context

1. The application premises can be found set back by approximately 15m from the main thoroughfare that is Gentleman's Walk and on its west side. Adjacent and immediately adjoining to the north is the former Sir Garnet Wolseley Public House, just re-opened as the Sir Garnet and the main market place beyond. To the rear is the St Peter Mancroft grade I Listed Church and its associated grounds to which the land rises by approximately 2m with some steps providing access. To the south is Weavers Lane giving pedestrian access to Hay Hill and providing servicing access to the rear of numbers 19-31 Gentleman's Walk and to the east lies the main pedestrian thoroughfare of Gentleman's Walk.
2. The building occupies a prominent position with the market place, and the symmetrical treatment of the façade reflects this. The building itself has the appearance of a building dating back to the early 18<sup>th</sup> century, although some internal fabric suggests an earlier date. However, there have been significant internal alterations, particularly on the ground floor as a result of previous uses.

## Constraints

3. The building is grade II listed and is situated within the City Centre Conservation Area and within the Civic character area of the city centre, which is considered to be of high significance.

## Relevant Planning History

**4/2001/0903** - Change of use from shop to cafe/sandwich bar (Class A3) (APCON - 15/11/2001)

**4/1997/0644** - Internal and external alterations including two new windows in gable wall, new internal walls and damp- proofing works to basement. (APCON - 30/12/1997)

**4/1997/0643** - Conversion of upper floors to 3 residential flats. (APCON - 30/12/1997)

**4/1999/0937** - Installation of new shop front and internal alterations to ground floor and basement. (LBC - 13/10/2000)

**4/1999/0935** - Installation of new shop front. (APPR - 13/10/2000)

**12/00715/A** - Display of

- 1) 2 No. externally illuminated fascia signs;
- 2) 1 No. externally illuminated hanging sign. (APPR - 19/06/2012)

4.

## Equality and Diversity Issues

There are no significant equality or diversity issues.

## The Proposal

5. The application seeks planning permission and listed building consent for internal and external alterations to the premises. This includes the installation of a new shopfront, the provisions of an air conditioning unit and the installation of satellite dish. Listed building consent is also sought for the installation of two externally illuminated fascia signs (one to be positioned on the front elevation and one to be positioned on the side elevation) and one externally illuminated hanging sign. Advertisement consent has already been granted from the display of these three signs.
6. During the process of accessing the application, revisions have been received. A previously proposed high level fascia sign between the first and second floor has been omitted, the down lights have been replaced by an external up-light, the entrance has been repositioned to match the fenestration above, a more traditional support bracket has been added for the hanging sign, it is proposed to site the air conditioning unit within the basement rather than externally and the satellite dish has been repositioned.
7. Planning permission is not required for the change of use of the premises from a café (A3) to a betting shop (A2) as this is a permitted change under the Town and Country Planning (General Permitted Development) Order 1995 (as amended). As such it is not appropriate to consider issues such as the principle of change of use or whether refuse and serving for example are acceptable for the new use.

## Representations Received

8. Originally submitted proposal Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing.
9. Revised proposal Advertised on site and adjacent and neighbouring properties have been notified in writing of the amended proposal.
10. A total of seven letter of representation were received citing the issues as summarised in the table below. Although the majority of representations were received after the revised drawings had been publicised, the representations largely object to the proposal as submitted and most of these concerns have since been addressed through the amendments.
- 11.

Issues Raised	Response
It is pleasing to see the building come back into use.	Noted
Care is being taken by introducing a new timber window-framed shopfront.	See paragraph 17
The fascia sign above the window is passable but there is strong objection to the proposed high-level large signage.	The high level sign has been removed from the proposal.
Strawberry red branded signs on two places on this historic building is unsightly and not in keeping with the historic importance of the city centre especially given its position overlooking Europe's oldest covered market. As the new occupier of the adjacent Sir Garnet Wolseley, I have been conscious to preserve the history of the area.	See paragraphs 18-19
There are too many bookmakers in the area which has a detrimental impact on the vitality of the area.	Planning permission is not required for the change of use.

## Consultation Responses

12. English Heritage – Agree with the assessment made by Norwich City Council's design and conservation colleague. Happy for the negotiation and determination of the case to defer to Norwich City Council and would have no objection if the issues identified are resolved.
13. Environmental Protection Officer – No comments on original or revised proposal

# **ASSESSMENT OF PLANNING CONSIDERATIONS**

## **Relevant Planning Policies**

### **National Planning Policy Framework:**

Statement 7 – Requiring good design

Statement 11 – Conserving and enhancing the natural environment

Statement 12 - Conserving and enhancing the historic environment

### **Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011**

Policy 1: Addressing climate change and protecting environmental assets

Policy 2: Promoting good design

Policy 11: Norwich City Centre

### **Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004**

EP22: High standard of amenity for residential occupiers

HBE8: Development in Conservation Area

HBE9: Listed buildings and development affecting them

HBE12: Design

### **Supplementary Planning Documents and Guidance**

Norwich City Centre Conservation Area Appraisal

## **Principle of Development**

### **Land use policy considerations**

14. The application seeks listed building consent and full planning permission for internal and external alterations only. Permission is not required for the change of use from a café (A3) to a betting shop (A2) as this is a permitted change under the Town and Country Planning (General Permitted Development) Order 1995 (as amended)..

### **Design, impact on listed buildings and conservation area**

15. The main issues for considerations are design, the impact that the proposal will have upon the fabric of the listed building, the character of the conservation area and the setting of the neighbouring grade I listed St Peter Mancroft church and the impact that the installation of plant and machinery will have upon the living conditions of neighbouring residents. 34-35 Gentleman's Walk is a grade II listed building which is situated adjacent to a grade I listed building (St Peter Mancroft Church) and is within the City Centre conservation area. The building which has an appearance that dates it to the early C18, occupies a prominent position with the market place, and the symmetrical treatment of the façade reflects this. As such it is important that the proposal is of good design and does not have a negative impact upon the fabric of the listed building or a detrimental impact upon the setting of St Peter Mancroft Church or the wider conservation area.
16. With regards to the internal alterations, it is clear that the ground floor and basement have previously been altered significantly and as such it is considered that the proposed 'loose fit' shop fittings are acceptable and will not have a negative impact upon the fabric of the listed building. Therefore the main issues for consideration are the proposed external alterations. These will be addressed in turn.

### Shopfront

17. The proposed purpose made moulded timber softwood shopfront is considered to be of good design. The entrance doorway has been repositioned slightly during the process of assessing the application to match the fenestration above. A section drawing has been provided and it is considered that the joinery detail is acceptable and will not have a detrimental impact upon the fabric and character of this listed building.

### Signage

18. Following the amendments to the proposal including the removal of the 1no high level fascia sign between the first and second floors of the premises the proposed signs area considered acceptable. The two externally illuminated fascia signs have been designed and positioned appropriately for a listed building. The proposed colour (RAL ref 3018 (strawberry red) has been toned down from the originally proposed RAL ref 3020 (traffic red) and although it is not from the historic colour chart, it is considered acceptable. An external up-light has been added to the proposal, as opposed to a down light as previously proposed which is considered more appropriate for the listed building and as a result acceptable. Although a halo lit approach would have been preferable, the proposed up lighting is considered an acceptable compromise on balance.
19. The proposed hanging sign is considered acceptable and the proposed position, size, illumination method and design are not considered to give rise to any detrimental impact on the amenity of the wider conservation area or the listed building itself.

### Satellite dish

20. The proposal previously included the erection of a large satellite on the side elevation which would have been harmful to the setting of St Peter Mancroft Church. The application site is visible on all three sides so it is difficult to find a location where it is hidden from view. The revised plans are to position the satellite dish on the chimney and the applicant has agreed to lower the satellite dish as far as possible so the dish will barely be visible from Gentlemans Walk. As such it is considered that the dish as proposed will have a minimal impact upon the setting of St Peter Mancroft Church, the grade II listed building itself and the wider conservation area and as such this element of the proposal is considered acceptable.

### Air conditioning unit

21. The proposal previously included the installation of an AC unit on the footpath to the rear of the premises which was considered unacceptable. The positioning of the unit has been amended so it will be sited within the basement and ventilated via a framed perforated grill. Details have been provided of the grill which is considered to add some interest in the alleyway rather than looking very utilitarian. It is considered appropriate to condition that the grill shall be installed in accordance with the submitted plan to ensure that the proposal is of good design and does not have a detrimental impact upon the listed building itself or the wider conservation area.

### **Impact on living conditions - noise and disturbance**

22. With regards to noise and disturbance the main issue for consideration is the impact that the air conditioning units will have upon the living conditions of neighbouring residents as it

is understood that the upper floors of the premises is in use as residential. Norwich City Council's Environmental Health Officer has confirmed that they have no comments to make on the revised proposal and as such it is not considered that the air conditioning units will have a detrimental impact upon the living conditions of any surrounding neighbours.

## **Conclusions**

23. The revised proposed internal and external alterations are considered acceptable and will not harm the significance of the listed building, the setting of the neighbouring grade I listed St Peter Mancroft Church or the wider conservation area.

## **RECOMMENDATIONS**

### **Recommendation**

To approve Application No. 12/00730/F, 34-35 Gentleman's Walk and grant planning permission, subject to the following matters being conditioned:

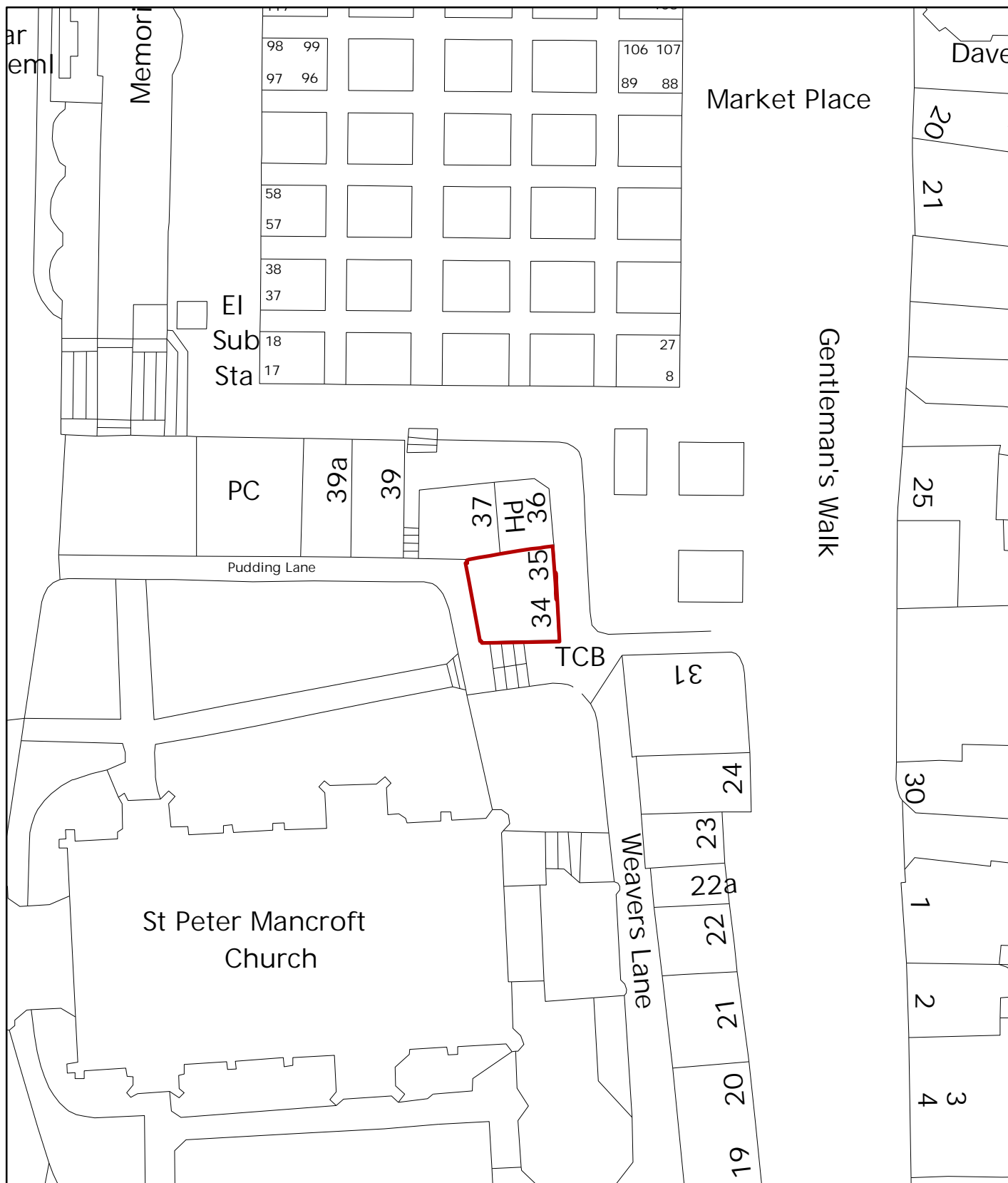
- 1) Standard time limit
- 2) In accordance with plans
- 3) Air conditioning unit grill to be in accordance with submitted plan

Reasons for Approval (12/00730/F): The proposed shopfront alterations, air conditioning unit and satellite dish are considered to be acceptable by virtue of their design, positioning and size and will not harm the significance of the listed building, the setting of the neighbouring grade I listed building or the character of the conservation area. Furthermore the proposal will not impact upon the living conditions of neighbouring residents. Therefore the proposals is considered to be in accordance with the objectives of the National Planning Policy Framework, policies 1, 2 and 11 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (Adopted March 2011) and saved policies EP22, HBE8, HBE9 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version).

To approve Application No. 12/00731/L, 34-35 Gentleman's Walk and grant listed building consent, subject to the following matters being conditioned:

- 1) Standard time limit
- 2) In accordance with plans
- 3) Air conditioning unit grill to be in accordance with submitted plan

Reasons for Approval (12/00731/L): The proposed internal alternations, shopfront, signage, air conditioning units and satellite dish are considered to be acceptable by virtue of their design, positioning and size and will not harm the significance of the listed building. Therefore the proposals is considered to be in accordance with the objectives of the National Planning Policy Framework, policies 1 and 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (Adopted March 2011) and saved policies HBE9 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version).



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Planning Application No 12/00730/F & 12/00731/L

Site Address 34-35 Gentlemans Walk

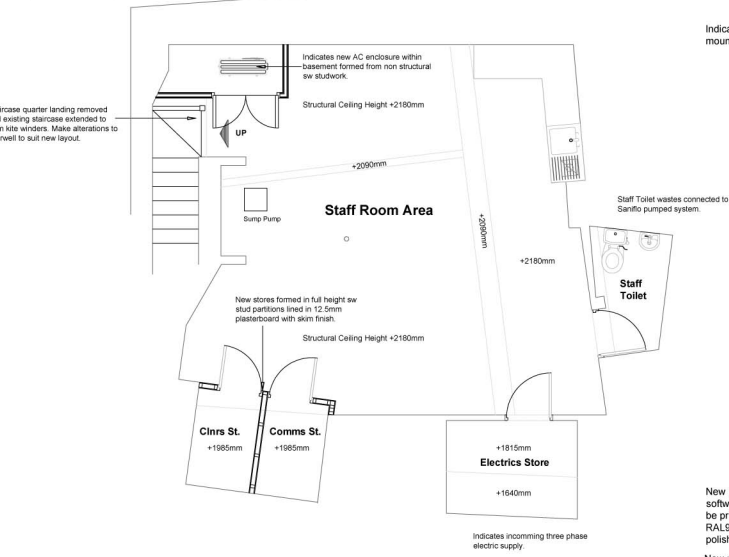
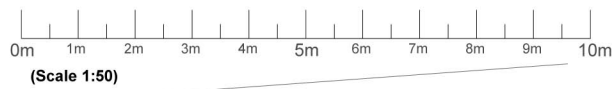
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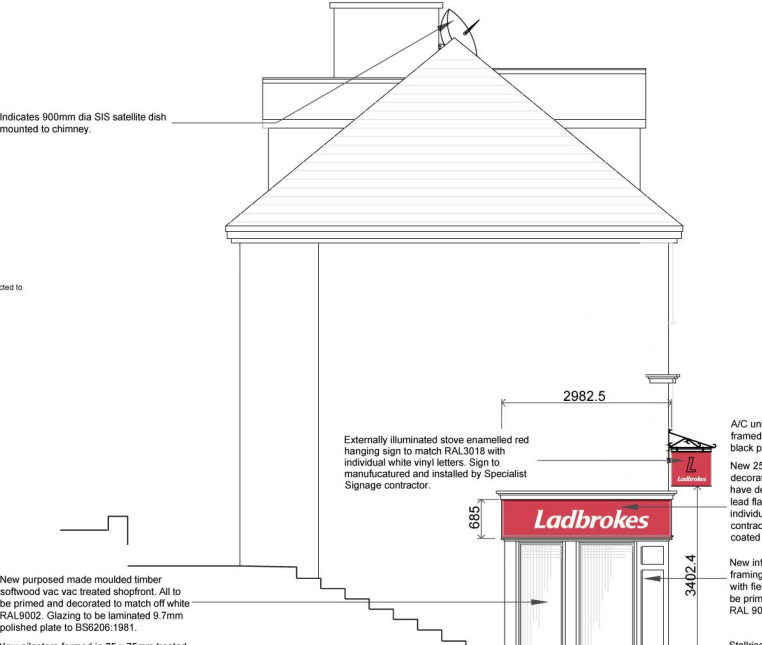
**NORWICH**  
City Council

PLANNING SERVICES





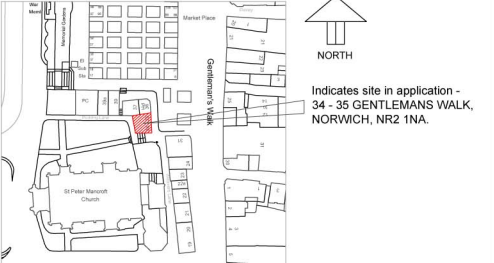
PROPOSED BASEMENT PLAN 1:50



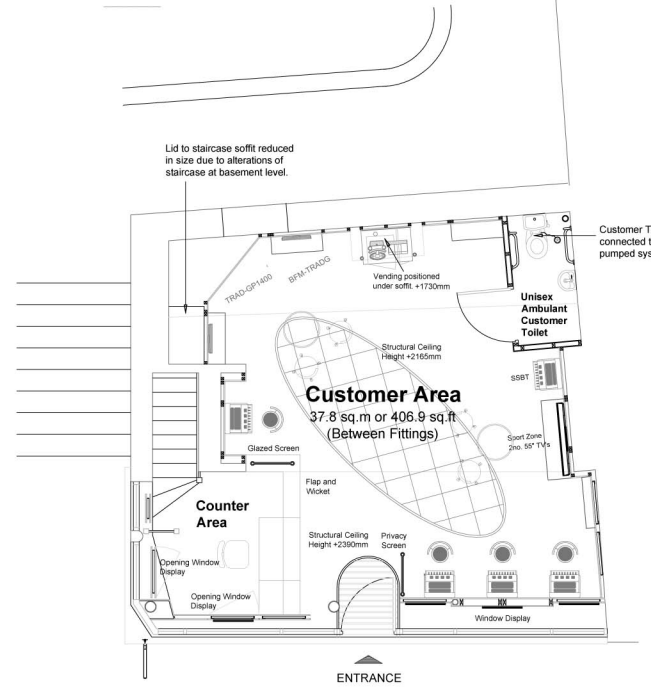
PROPOSED SIDE ELEVATION 1:50



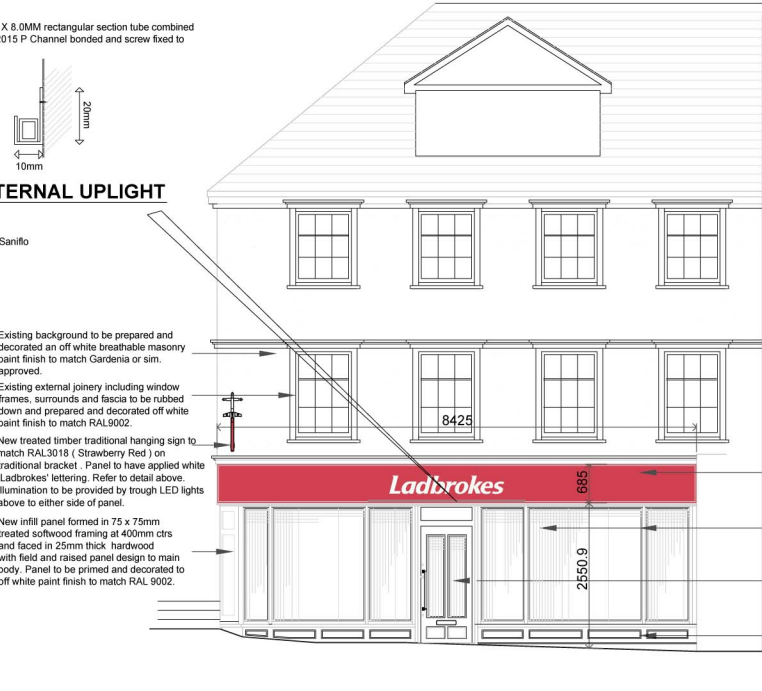
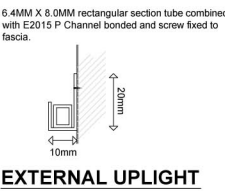
PROPOSED REAR ELEVATION 1:50



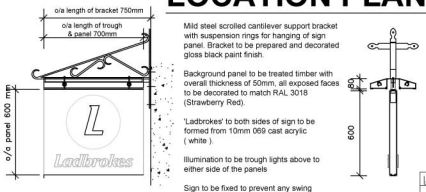
LOCATION PLAN 1:1250



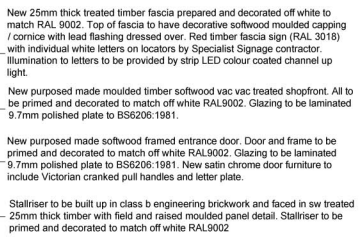
PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FRONT ELEVATION 1:50



PROJECTING SIGN 1:20



Ladbrokes			
Address			
34-35 GENTLEMANS WALK NORWICH NR2 1NA			
Title			
PROPOSED SMALL FORMAT LICENSED BETTING OFFICE			
Drawn	JAM	Date	20/03/2012
Rad		Location	
Drawing Number		GW/NORW/05	Revision D
PLANNING			
Scale 1:50			
Customer Area		sq ft Gross sq ft net	