

**Planning Applications Committee  
20 August 2009  
Section C**

<b>Agenda Number:</b>	<b>C2</b>
<b>Section/Area:</b>	Inner
<b>Ward:</b>	Mancroft
<b>Officer:</b>	Jane Barker
<b>Valid Date:</b>	2nd July 2009
<b>Application No:</b>	09/00308/NF3
<b>Site Address</b>	1 - 12 Leopard Court Norwich NR3 1NN
<b>Proposal:</b>	Window replacement works.
<b>Applicant:</b>	Norwich City Council
<b>Agent:</b>	Anglian Building Products

**THE SITE**

The site is a block of Council-owned flats situated to the South of Bull Close Road and at the end of a cul-de-sac surrounded by residential uses. There is an area of green open space to the West.

The site is situated in the City Centre Conservation Area and in the Northern City Character Area of the Norwich City Centre Conservation Area Appraisal.

**PLANNING HISTORY**

There is no relevant Planning History.

## **THE PROPOSAL**

This scheme forms part of a wider project by Norwich City Council for window replacement works across all Council-owned properties.

## **CONSULTATIONS**

Advertised on site and in the press.

**Neighbours:** Three letters of representation have been received citing the following issues:

- Poor design of uPVC windows in a Conservation Area;
- Use of unsustainable materials with a detrimental impact on the environment;
- Harmful impact of uPVC windows on the character of the neighbourhood.

### **The Norwich Society:**

Leopard Court is situated in a City Conservation Area, where residents in private accommodation are encouraged not to put inappropriate uPVC replacement windows into their properties. Why are the same strictures not applied to Council-owned property? These flats were designed by the 1930's City Chief Architect, J. Nelson Meredith, and are certainly on a par with the listed buildings of the Mile Cross Estate. We should be protecting our special social housing, not ham-fistedly removing the careful craftsmanship which went into building decent homes for Norwich people.

## **PLANNING CONSIDERATIONS**

### **Relevant National Policy:**

PPS1: Delivering Sustainable Development  
PPS1 Annexe: Planning and Climate Change

### **Relevant East of England Plan Policy:**

ENV7: Quality in the Built Environment

### **Relevant Local Plan Policies:**

HBE8: Development in Conservation Areas  
HBE12: High Quality of Design  
Norwich City Centre Conservation Area Appraisal

**Introduction:**

The site is a Council-owned block of flats and forms part of a wider project by Norwich City Council for window replacement works across all Council-owned properties in order that they meet or exceed the Decent Homes Standard.

**Design and Visual Impact:**

The current windows are timber and it is proposed to replace them with white uPVC. The façade will remain in a similar appearance to the present as the proposed window replacement will keep the fenestration of the windows the same where possible. The buildings are not identified as offering a Positive Frontage to the area in the Norwich City Centre Conservation Area Appraisal document and therefore it is considered that the proposed windows will not be detrimental to the visual character of the area. UPVC windows have been used in many similar locations in the City. Whilst it is accepted that timber windows have more subtle details than uPVC, the small visual differences would not have a material or perceptible difference upon the overall character of the buildings and surrounding area.

**Conclusion:**

In conclusion it is considered that the replacement windows will not have a detrimental impact on the building, streetscene or wider Conservation Area and therefore the application should be approved.

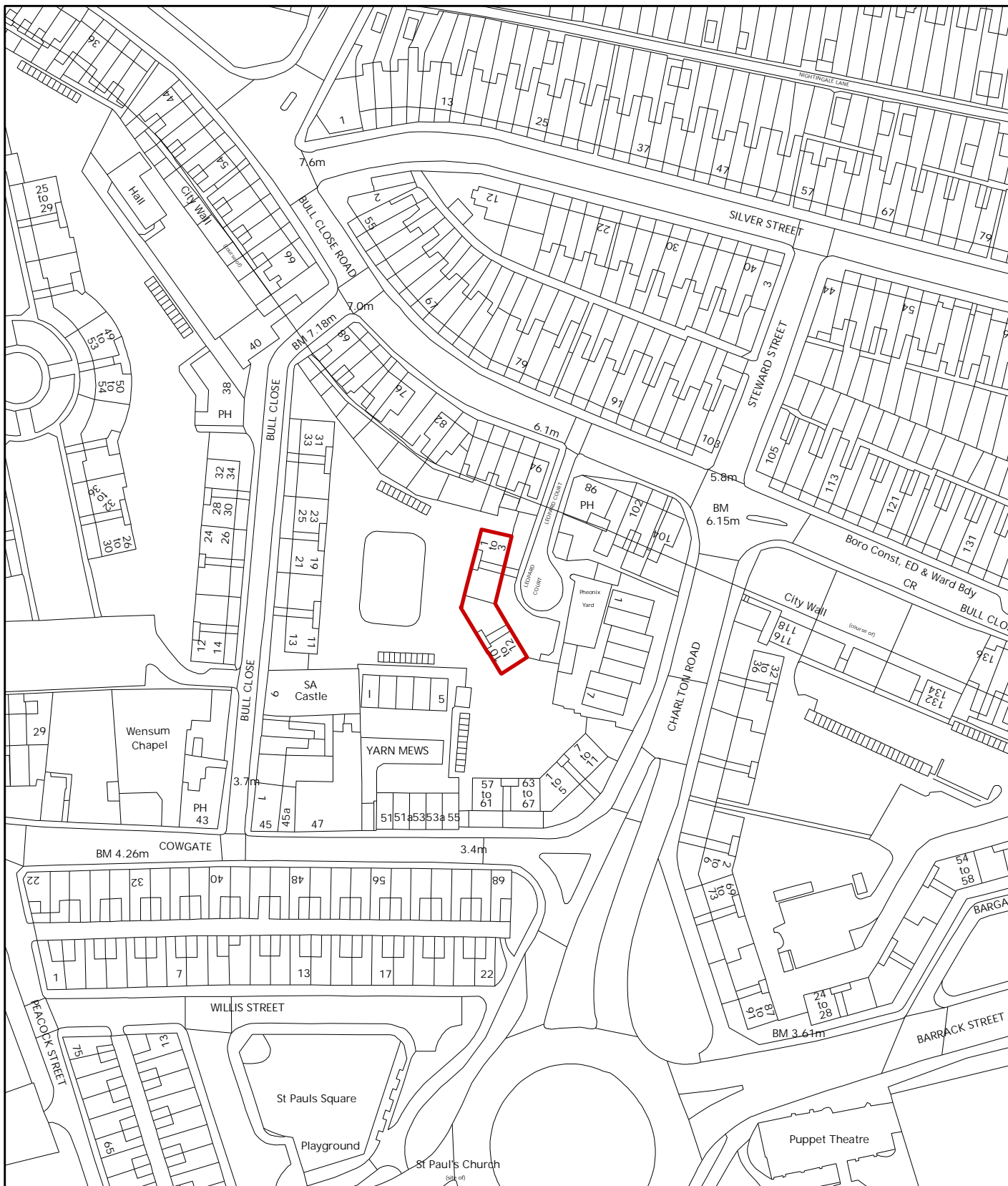
**RECOMMENDATIONS**

APPROVE PLANNING PERMISSION subject to the following condition:

- 1) Standard time limit.

**REASON FOR APPROVAL**

It is considered that the replacement windows will not have a detrimental impact on the building, streetscene or wider Conservation Area. Therefore the proposal is considered to be in accordance with PPS1 and PPS1 Annexe; policy ENV7 of the East of England Plan (May 2008) and saved policies HBE8 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).



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 Site Address - 1-12 Leopard Court  
 Scale - 1:1250



**NORWICH**  
**City Council**

DIRECTORATE OF REGENERATION  
 AND DEVELOPMENT

