

Report to Planning applications committee

Item

11 January 2018

Report of Head of planning services

Subject Application no 16/01936/F - 15 St Margarets Street,
Norwich, NR2 4TU

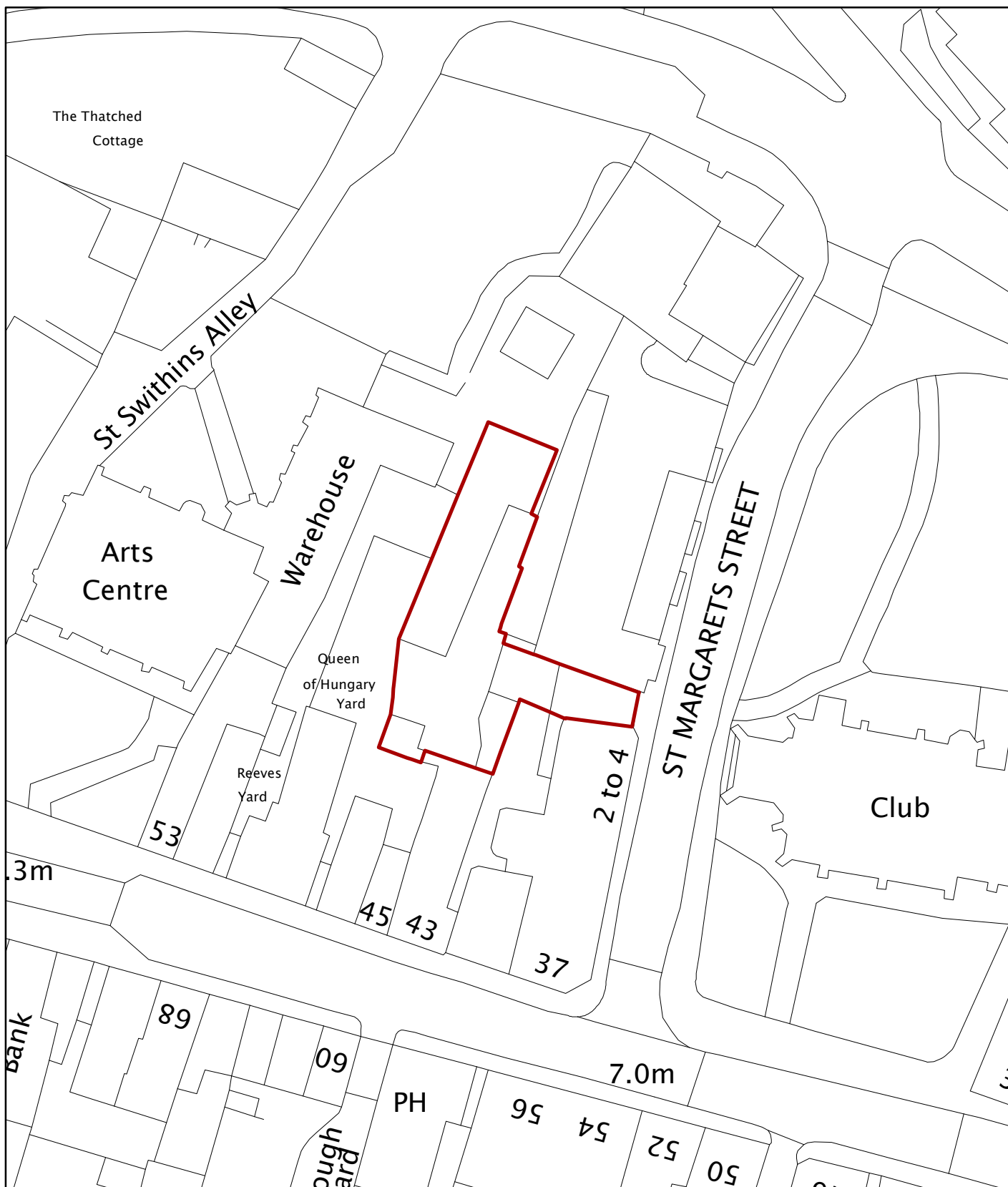
**Reason
for referral** Objections

4(c)

Ward:	Mancroft
Case officer	Tracy Armitage - tracyarmitage@norwich.gov.uk

Development proposal		
Demolition of existing light industrial building and construction of 3 No. dwellings.		
Representations		
Object	Comment	Support
Original 9	1	-
Revised 5	-	-

Main issues	Key considerations
1 Principle of development	Suitability of location for residential development
2 Design	Quality of design and whether the scale of development is acceptable
3 Heritage	Impact on conservation area and listed buildings
4 Amenity	Impact on existing residents and businesses Amenity levels for future residents – particularly given proximity to the Norwich Arts Centre
5 Trees	Impact on trees outside of the site boundaries
Expiry date	Extension agreed
Recommendation	Approve, subject to conditions



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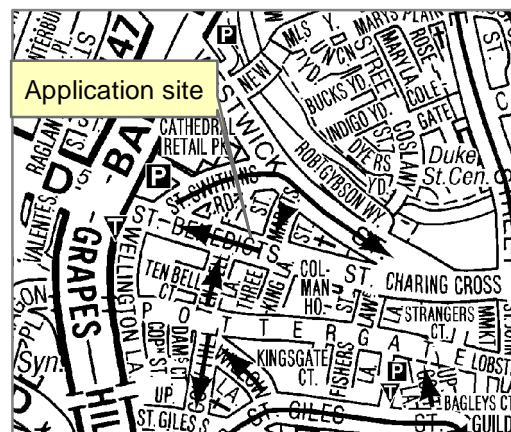
Planning Application No 16/01936/F
Site Address 15 St Margarets Street

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. This 0.02ha site is located behind residential and retail units facing on to St Benedicts Street and St Margarets Street. The site, previously in commercial use, is essentially landlocked and has no direct street frontage. Access to the site is gained via a private right of way over neighbouring land to St Margarets Street and across Queen of Hungary Yard which is registered as adopted highway and connects to St Benedicts Street.
2. There are a number of existing single storey buildings on the site. The largest building is approximately 20m in length and forms the boundary of the site with the Art Centre to the west and with adjacent land to the north. Part of the existing external elevation of this structure has been treated as a graffiti wall. This faces the Arts Centre external smoking areas and is proposed to be retained as part of the re-development. Smaller scale buildings abut the southern and south eastern boundary of the site. Residential dwellings are located adjacent to this boundary (no 37 St Benedicts flats 2-4a and 1-13 The Hines, St Margarets Street).
3. A change in level exists between the site and St Margarets Street. Site level is approximately one storey higher than street level.
4. The south-west boundary of the site abuts Queen of Hungary yard which is accessed via a narrow entrance from St Benedicts Street. The yard is adjacent to private amenity space used by the occupiers of 49 St Benedicts Street

Constraints

- City Centre Conservation Area - Elm Hill and Maddermarket character area; 'very high'
- St Swithins Church (now Norwich Arts Centre) – statutory listed building – Grade I
- 45,47,49 St Benedicts Street – statutory listed buildings – Grade II
- 43, 51, 53 St Benedicts Street - locally listed
- Trees outside but close to site boundaries – north and west of the site
- Site of archaeological importance

Relevant planning history

5. None

The proposal

6. Demolition of existing buildings and the erection of a two storey building comprising three dwellings. The design of the scheme has been subject to negotiation and the scheme has been amended following concerns and objections being raised by officers and neighbouring occupiers.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	3
No. of storeys	1 - 2
Density	104 per hectare
Appearance	
Materials	Brick, Reglit glass walling, standing seam zinc and tile
Transport matters	
Vehicular access	None
No of car parking spaces	None
No of cycle parking spaces	2 per dwelling

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. A total of 10 contributors have submitted letters of representation 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
Impact on residential amenity: Loss of daylight and sunlight Loss of privacy Loss of local views Overlooking of private amenity space Increased disturbance resulting from use of roof terraces	Para 41-53

Issues raised	Response
Lack of parking Local provision inadequate Rights of access - disputed, including proposed changed status of Queen of Hungary yard	The site is within the city centre and DM32 supports car free development This is a civil matter.
Noise from the Norwich Arts - impact on future residents and operation of music venue	Para. 56-58
Proposed materials not compatible with the area	Para. 32-33
Impact on trees	Para. 59
Construction disruption - impact on residents and local business	A construction management plan would be required for this site.

Consultation responses

8. 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

9. No objection to the amended scheme subject to the imposition of conditions.
10. Local policy requires new development to be of an appropriate scale, form and mass, respond to the prevailing materials of, be respectful of and if possible, enhance the distinctiveness and character of an area.
11. As the overall height of the development and the eaves level are below that of the existing surrounding buildings, the development is considered to be of an appropriate scale. The use of a 'stepped' ridge line and breaks in the mass to incorporate courtyards reduces the perceived mass. Additionally the courtyards, breaks in the roof structure, changes in roof type and variation in the envelope texture provide an interesting form which is appropriate in the space when observed from the publicly accessible viewpoints.
12. The use of red brick and red pantiles are an appropriate and contextual use of materials for the area. The introduction of zinc and glazed walling adds a layer of interest which helps to distinguish the development from the surrounding buildings. This allows the existing buildings' architectural interest to remain uncompromised

Environmental protection

13. No objection subject to the inclusion of noise mitigation measures and the following informative :

This property is in a situation with significant background noise arising from nearby uses. Norwich City Council has therefore included measures designed to control noise in the planning permission for this property. These requirements are to provide approved acoustic glazing and passive/forced acoustic ventilation and other noise mitigation measures. The use of these will be taken into account by Norwich City Council when investigating any complaint of noise nuisance from an occupier of these dwellings.

Highways (local)

14. No objection in principle on highway/transportation grounds.
15. The site is highly constrained in terms of access for demolition/construction phases, yet once completed it will function well as a car free development in the city centre. A construction management plan will be required as a condition to ensure that it is buildable without causing unreasonable impact on the adjacent highways.
16. Given the importance of a walking route to the site, it would sensible that if necessary the development improved the adopted Yard if necessary with regard to its surface and lighting.

Norfolk historic environment service

17. No objection subject to the imposition of condition relating to an archaeological written scheme of investigation
18. The proposed development site lies within the walled area of the medieval city directly between two medieval churches (St Swithin's and St Margaret's) and on the site of Westwick Hospital. In view of this there is a high potential for heritage assets with archaeological interest (buried archaeological remains) to be present and for their significance to be affected by the proposed development.

Norwich Society

19. Original scheme - Demolition of existing light industrial building and construction of 3 No dwellings. Three units is over-development of this small site and will cause loss of light and privacy to neighbours.
20. Amended scheme – no comments received

Tree protection officer

21. No objections provided the recommendations contained within the AIA are implemented in full, I have no objections to the proposal. I would like to add, however, that there may be future pressure to prune/fell T5 and T6 and this should be taken into consideration

Assessment of planning considerations

Relevant development plan policies

22. **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
- JCS6 Access and transportation
- JCS9 Strategy for growth in the Norwich policy area
- JCS10 Locations for major new or expanded communities in the Norwich policy area
- JCS11 Norwich city centre

23. **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
- DM12 Ensuring well-planned housing development
- DM17 Supporting small business
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing

Other material considerations

24. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- 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

25. 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

26. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
27. Policy DM12 sets out the principles for all residential development. The site is not specifically designated for non-residential purposes in this plan or the Site Allocations plan and furthermore not subject to any other constraints which would restrict the principle of a residential use of the site. The site constitutes previously developed brownfield land within the city centre and as such is a highly sustainable location for new residential development. The site has been used for small scale employment purposes and DM17 applies to the loss of such uses. However, the current buildings are in a poor state and in the long term, general industrial uses are unlikely to be compatible with adjacent residential development. The council's design and conservation officer has advised that the buildings do not make a positive contribution to the setting of listed buildings or the wider setting and as such the clearance of the site to make way for redevelopment is acceptable
28. The scheme proposes car free family housing which is considered a beneficial form and type of development for this city centre location. The main issues in relation to this application relate to detailed design, heritage impact, amenity considerations for future and existing residential occupiers and noise matters relating to proximity to the Norwich Arts Centre.

Main issue 2: Design

29. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
30. DM3 requires the design of all development to have regard to the character of the surroundings giving significant weight to the uses and activities around it; the historic context of the site; historic street patterns; plot boundaries; block sizes; height; and materials. The site is located within the Elm Hill and Maddermarket sub area of the City Centre Conservation Area (CA). The CA appraisal identifies the area as being of very high significance by virtue of the concentration of historic buildings, presence of historic features and townscape quality. A significant feature of the sub area is the narrow and intimate street pattern and the vibrancy created by the mix of specialist shops, bars and cafes. Management and enhancement objectives include: new buildings must respect the domestic scale of existing development; and that the close grained character of the area must be retained.
31. The proposed two storey building is broadly rectilinear in form and aligned to extend along the full length of the site. The building is substantially larger than existing buildings on the site but comparable to a terrace of five dwellings which formerly stood on the site during the 19th century. In common with other back land yards sites in Norwich, this terrace is likely to have been demolished as part of the slum clearance programme during the early 20th century, which sought to eradicate the cramped and unhealthy living conditions of many of the city's residents. The proposed linear block form of the development is therefore reminiscent of historical patterns of development in this part of the city centre conservation area. Although

the terrace on the site was previously two storey - the principle of replacing the existing low rise buildings with a higher building needs to be considered in the context of contemporary forms of development which now about the site and the current expectations of residents to enjoy satisfactory amenity levels.

32. The proposed development when first submitted was substantially two storeys and extended up to or very close to boundaries with adjacent existing residential dwellings – in particular 37 St Benedicts and The Hines. The effect was of an overly intrusive and cramped form of development. Revisions to the scheme have resulted in the lowering of the main ridge and the introduction of both setbacks and single storey elements. These changes have had the effect of reducing overall massing and increasing spacing between the new building and surrounding development. The overall height of the development and proposed eaves level are now below that of the existing surrounding buildings and more appropriate in scale. The use of a 'stepped' ridge line and breaks in the mass to incorporate private courtyards for each of the dwellings creates a modular form and further reduces the perceived mass.
33. The building is of a bespoke design and seeks to both respond to the specific constraints of the site and make best and most efficient use of the site. Given the proximity of adjoining buildings the principal windows of each dwelling are arranged around enclosed ground floor court yards and first floor terraces. This minimises windows located on the main outward facing facades or directly facing adjacent dwellings. In addition the 'carving' out of the building to form these spaces creates a varied built form. A material pallet including red brick, zinc and glazed walling is proposed to create visual and architectural interest to these elevations. Detailing including the use of perforated and projecting brickwork is also proposed. Elements of glass walling are proposed for each of the dwellings. This glazing system is proposed to be translucent with a blue tinge; it will have a smooth finish and reflect natural light. The walling will allow natural light into the first floor open plan living spaces.
34. The council's conservation and design officer has commented that the courtyards, breaks in the roof structure, changes in roof type and variation in the envelope texture provide an interesting form which is appropriate in the space when observed from the publicly accessible viewpoints. The massing and height of the development respects the domestic scale of adjacent buildings and the layout makes efficient use of this brownfield site whilst maintaining a tight urban grain: a feature of the conservation area. The form of the building along with the use of a varied pallet of high quality materials provides the scope for an enhancement in local character and local distinctiveness. The revised scheme therefore meets the requirement of DM3 in terms of achieving high quality design.

Main issue 3: Heritage

35. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
36. DM9 requires all development to have regard to the historic environment and take account of the contribution heritage assets make to the character of an area.
37. There are a number of statutorily listed buildings located close to the site. These include the former church of St Swithins now the Norwich Arts Centre (Grade I) and

Grade II - 45- 47 St Benedicts and 49 St Benedicts Street (former Queen of Hungary Public House). In addition 43 St Benedict's is locally listed.

38. The council's conservation and design officer has indicated that the impact upon the architectural interest of the locally listed buildings fronting St Benedict's Street and the statutorily listed no's. 45-47 is minimal. Although there exists a glimpsed view of the rear of these properties and in deed St Giles church when viewed from St Swithin's Road/Westwick Street, this is anomalous and a result of the elevated position of the rear of the properties. Architecturally they are subservient to the principal elevations and not designed to be viewed in this manner. The reduction of this glimpsed view through the insertion of a brick wall, partially visible fenestration and combination of opaque and translucent glass walling will add a layer of interest to the view and is considered an improvement on the existing.
39. The potential for impact upon the architectural interest of the neighbouring Grade I listed former church of St Swithin, Grade II listed 47 and 45-47 St Benedict's Street has been limited due to the subservient overall height of the scheme. It is recognised that there will be an increase in height over the existing buildings at an approximate 2m from the 49 St Benedicts and there is no historic precedent for this. Additionally the first floor windows on the rear range of 49 St Benedict's along the Queen of Hungary yard elevation, are mentioned within the Historic England list description. Although the Historic England list description should not be considered as an exhaustive definition of the buildings significance, this inclusion would indicate that they are considered noteworthy and the impact upon them should be considered as part of any assessment. The increase in height of the proposed over the existing will not directly obstruct the view from, or of, these historic windows given the offset position of the development. However the outlook of the windows will be partially obstructed obliquely. This impact upon the outlook from the historic window is reduced by the low level of the eaves at this element of the proposal, which will give the impression of looking 'onto' the development not 'at', or 'into' it. This distinction should not be undervalued as it maintains the impression of dominance over the proposed. On this basis the impact of the development upon the architectural significance of 49 St Benedict's will not compromise the overall interest of the building.
40. The level of impact upon the architectural interest of the former church of St Swithin (Arts Centre) mostly relates to how the east window is viewed, both from outside and inside the former church. In this case the significance of the east window as an architectural feature has already been compromised when viewed from outside as the space which may have traditionally been churchyard and publicly accessible has been enclosed. There will be little impact on the quality of light to the east window as viewed from inside given the 17m separation distance and the form and height of the development allows for a 'passage' through the structure. In addition it should be noted that St Swithin's is a former church, now used as an arts-space. It has a stage/performance area set up within the former Nave and the windows are draped/boarded. The proposal is not considered to impact upon the architectural and/or historic significance of the Grade I listed building in a manner that will compromise the overall interest of the building.
41. The development responds sympathetically to the adjacent listed buildings and the surrounding historic environment. The loss of a glimpsed view of St Giles results in harm but this is limited and less than substantial harm. However, the overall form of the development responds to the significant features of the conservation area which

highlight the domestic scale buildings and a tight urban grain. The development will make a positive addition to the local townscape and overall is considered an enhancement

Main issue 3: Amenity

42. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
43. DM2 seeks to ensure that new residential development will provide new occupiers with a high standard of amenity and satisfactory living conditions and that the development itself does not result in an unacceptable impact on existing occupiers living close by.
44. The scheme has been amended following concerns that the original proposal would have had an unacceptable impact on residents living close to the site in particular The Hines - a residential block of 13 dwellings and 37 St Benedicts flats 2-4a and 49 St Benedicts Street.
45. **Impact on the Hines** – The Hines is a predominantly 3-4 storey purpose built residential block with a ground floor parking level located behind the frontage façade. The block is located approximately 3-3.5m from the boundary with the application site. The dwellings are dual aspect with living room windows fronting St Margaret Street and bedrooms to the rear facing the site. The proposed development will impact on the windows on the rear elevation of the Hines, principally the first and second floor bedroom windows.
46. The amended plans have set back the proposed two storey elevation of units 2 and 3 by between 1.5 – 3m from the eastern boundary. Given the levels difference, this frontage will rise to a height where it will face the first and second floor windows of the Hines. Three east facing first floor window openings are proposed in the new development. However, these are designed to provide light rather than outlook and are either obscurely glazed or set at a level where a direct view could not be gained. This approach seeks to ensure that privacy levels are maintained for existing adjacent occupiers.
47. Sections illustrating the relationship of the development to the Hines have been submitted and a computer model has been used to illustrate the change in outlook from a sample of bedrooms facing the site. These illustrate that compared to the existing situation the amount of building visible from these windows would increase with a corresponding reduction in visible sky. The impact is more significant for the first floor bedroom windows where the proposed new building breaches the 25 degree angle of vision and is therefore likely to result in the reduction of light levels. Relative to the scheme as first submitted the revised scheme significantly improves the inter relationship of the development with the Hines: however, a level of impact remains.
48. In assessing the degree of harm, account has been taken of the use of the rooms affected, the change in outlook and the location of this site within the city centre. Bedrooms are less likely to be in use for prolonged periods of the day and therefore the reduction in light and outlook has a lower amenity impact than if the rooms were living rooms. In addition although the new development will be highly visible, it will have an interesting varied form/appearance and as such will not be unduly oppressive or overbearing. Furthermore this location is within the city centre where

development is mixed in character and more tightly packed. Although the new building will be close to the Hines the relationship is not untypical of this historic part of the city or urban situations in general. In these locations amenity levels are not optimal but at a level that reflects the dense urban context. On balance this relationship is therefore considered acceptable.

49. **Impacts on 37 St Benedicts Street** – These dwellings are located on the corner of St Margarets Street and St Benedicts Street with a number of windows facing the site. The revised plans have reduced the scale of the scheme in this location from two to single storey. The relationship of the development to this adjacent residential block is considered satisfactory given the achieved separation distances and the sensitive positioning of windows.
50. **Impact on 49 St Benedicts Street** – This dwelling abuts Queen of Hungary yard and has a rear garden located adjacent to the adopted highway route. The development abuts this boundary with external walls extending to between 4-5.4m in height. One obscurely glazed window is proposed within this façade. A number of first floor windows are proposed set back and face this boundary, these include:
 51. Unit 1 - Living room window set back by min 2.3m. This provides access to first floor terrace which is set back from the boundary by 1.3 – 2m.
 52. Unit 2 - Bedroom window set back by min. of 2.3m. In addition a living room window is set back by 2.5m. This latter window (along with a kitchen window set at a right angle) provides access to first floor terrace. The terrace is set back 1m from the boundary.
 53. A cross-section has been submitted showing the level of possible overlooking of the adjacent garden space. The level of overlooking will be reduced by the degree of setback proposed and the height of the boundary wall. The development will create a greater sense of enclosure of the yard and reduce light level. However, this is not inconsistent with other Norwich yards. The level of impact on the garden space is considered acceptable given the city centre location of the site and the status of the Queen of Hungary yard as adopted highway.
54. **Impact on 47 St Benedicts** – This building is occupied by a commercial tenant. The business use includes use of the basement and an outbuilding attached to a building proposed for demolition as part of the scheme. The applicant's agent has confirmed the adjoining building will be subject to the requirements of the Party Wall Act and will be retained and made safe as part of the development. The tenants have raised concerns over the impact of the development on their business by virtue of loss of light, privacy and disruption during construction. The proposed development is located to the north of the premises and blank façade extending to a maximum height of 6.9m is proposed approximately 5m from the rear of the premises. This relationship is considered satisfactory for this city centre location. A construction management plan would be appropriate as a condition of development, given the proximity of adjacent residents and businesses.

Amenity for future occupiers

55. All three of the dwellings exceed nationally described space standards for 4 person three bed dwellings.

56. Each of the dwellings has access to two private court yards and a first floor private roof terrace. Given the city centre location of the development this level of access to outdoor amenity space is considered satisfactory. The scheme has been designed to maximise privacy for future occupiers by arranging primary windows around these private outdoor spaces. This approach is successful but does compromise light levels to ground floor bedrooms given the size and extent of enclosure of the courtyards. However, the scheme constitutes a distinctively urban form of development and the proposed level of outlook and light is considered acceptable for residents selecting a city centre location to live.
57. The site is located adjacent to the Norwich Arts Centre, a popular music venue. The centre operates 7 days a week and hosts regular live music events in the auditorium and also occasionally hosts DJs and smaller-scale live music in the bar. The premises have a late license allowing performances to continue after midnight. A small garden to the east of the Art Centre is used as a smoking area until 10:30hrs. The Art Centre has raised concerns over the introduction of dwellings in this location where noise could impact on amenity levels and where complaints may lead to operational difficulties for their business.
58. A Noise Assessment has been submitted with the application. The assessment has included consideration of noise breakout from the building associated with both auditorium and bar events. This found noise breakout from the building occurs with noise consisting of strong low frequency component (thumping) and intelligible lyrics, audible alongside the other ambient noise sources. The scheme locates bedrooms at ground floor level behind structural walls and this assists in mitigating impact. However, it would remain the case that noise levels with windows open for ventilation are likely to exceed the internal ambient noise criteria (WHO/BS8233). Accordingly the assessment makes a number of recommendations to achieve satisfactory ambient noise conditions. These include:
- Background ventilation being provided by means other than openable windows in all habitable rooms;
 - Up-rated acoustic glazing and ventilators in habitable rooms on the western side of the development; and
 - Sound insulating ceilings are installed in spaces beneath the roof.
59. The council's environmental protection officer (EPO) has reviewed the assessment and is satisfied that noise levels have been robustly quantified and that with the inclusion of the proposed measures, noise impact would be satisfactorily mitigated for future residents. This should protect the Norwich Arts Centre from future complaints and the EPO has recommended an informative to be attached to any planning approval confirming how noise issues would be assessed.

Main issue 4 – Trees

60. There are no trees on the application site but there are trees located on adjacent land. This includes a Sumac tree in Queen of Hungary Yard and semi-mature sycamore trees north of the site on land owned by the Norwich Art Centre. An Arboricultural report has been submitted indicating measures to protect these trees during construction. The trees are likely to restrict light to the bedroom court yard of unit 3. However, this unit has additional outdoor amenity areas and therefore this relationship is considered satisfactory.

Compliance with other relevant development plan policies

61. 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	Yes subject to condition
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition

Other matters

62. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation: archaeology.

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.

Conclusion

67. The proposal will deliver a modest amount of new housing on an underutilised brownfield site. The design is considered high quality and capable of enlivening this city centre site. 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. 16/01936/F - 15 St Margarets Street Norwich NR2 4TU and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Construction Management Plan
4. Utilities - routing plans
5. Scheme for the protection of existing structures: graffiti wall, boundary wall with the Hines, outrigger to 47 St Benedicts
6. Archaeology
7. Tree protection
8. Submission/approval of all external materials – including windows (all aluminium powder coated windows; rainwater goods, vents etc
9. Additional details - design and material of all gates; constructions details material junctions; hard landscaping
10. PD restriction - changes to external facades
11. Obscure glazing where shown
12. External lighting to be approved
13. Provision of noise mitigation measures
14. Provision of Drainage Strategy
15. Provision of cycle and refuse facilities
16. Water efficiency measures

Informatives:

- This development will not be entitled to on-street parking permits
- Noise - as advised by EPO

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.

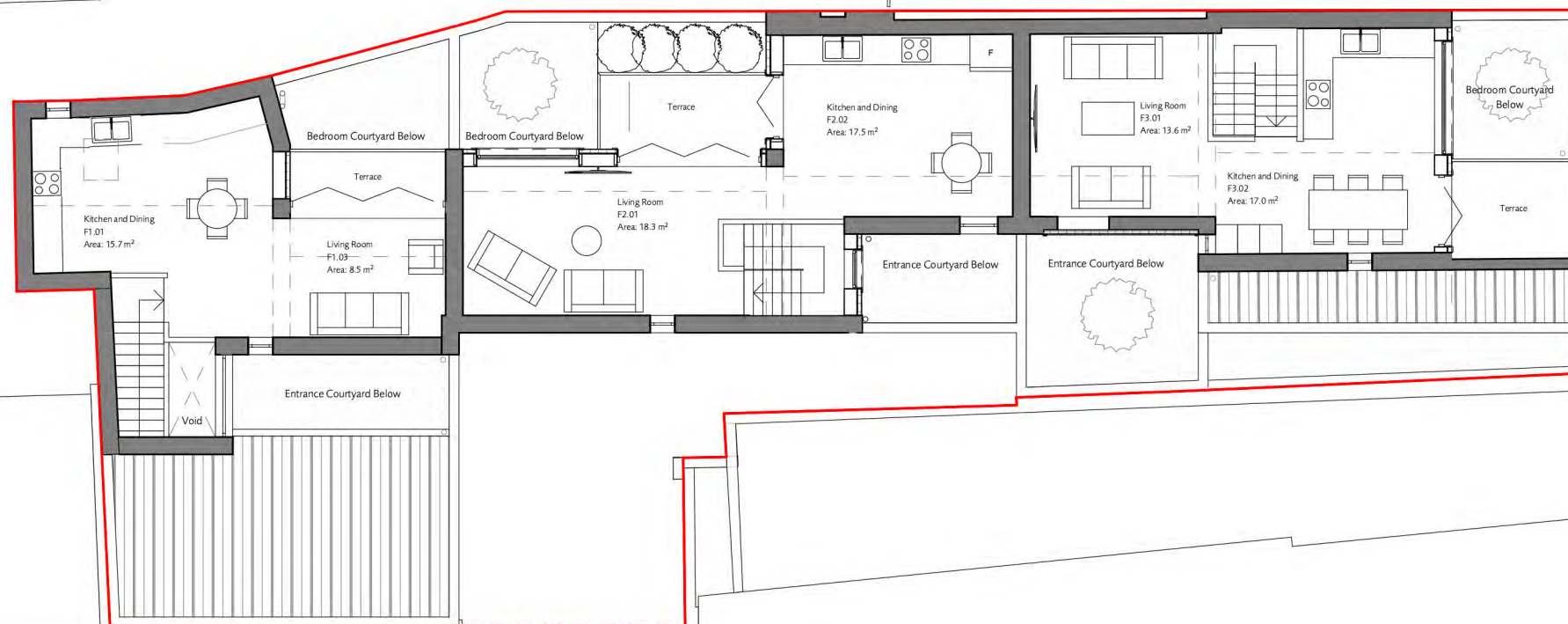
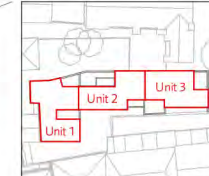


HOUSE 3

HOUSE 2

HOUSE 1

status	PLANNING	<div>HUDSONArchitects</div> <div>NORWICH</div> <div>37 St Andrews Street NR2 4TP tel: 01603 766220</div> <div>HOLT</div> <div>Unit 1 High Silver 35 High Street NR25 6BN tel: 01263 711853</div> <div>LONDON</div> <div>70 Cowcross Street EC1M 6EJ www.hudsonarchitects.co.uk info@hudsonarchitects.co.uk</div>	job	St Margarets Street	<div>MRG</div> <div>P-100</div> <div>C</div> <div>job reference drawing number revision</div> <div>Do not scale off dimension. Check all dimensions on site and report any apparent discrepancy to Architect immediately. This drawing is copyright.</div>
revisions			address	15 St Margarets Street NR2 4TU	
- 20.12.2016 Submitted for planning				AS PROPOSED	
A 22.05.2017 Design revised to address concerns raised by residents and NCC				title GROUND FLOOR	
B 10.08.2017 Design revised to address concerns raised by residents and NCC				scale 1:100@A3 date 21.10.2016	
C 31.10.2017 Submitted for planning					

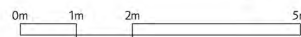


FIRST FLOOR INTERNAL FLOOR AREAS

Unit 1: 27m²

Unit 2: 35m²

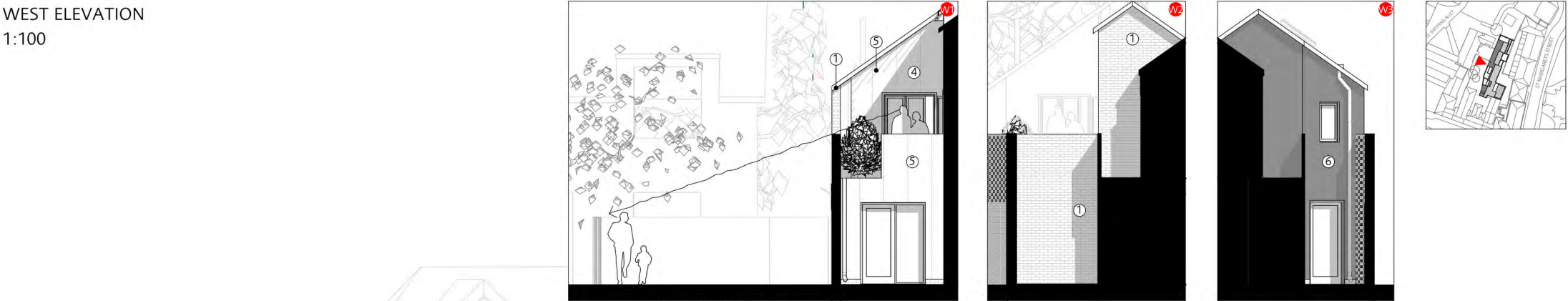
Unit 3: 30m²



status PLANNING		job St Margarets Street	
revisions		address 15 St Margarets Street	
- 20.12.2016 Submitted for planning		address NR2 4TU	
A 22.05.2017 Design revised to address concerns raised by residents and NCC		title AS PROPOSED	
B 10.08.2017 Design revised to address concerns raised by residents and NCC		scale 1:100@A3	
C 31.10.2017 Submitted for planning		date 21.10.2016	
HUDSONArchitects		MRG P-110	
NORWICH		job reference	
37 St Andrews Street NR2 4TP		drawing number	
tel: 01603 766220		revision	
HOLT		Do not scale off dimension. Check all dimensions on site and report any apparent discrepancy to Architect immediately. This drawing is copyright.	
Unit 1 High Silver 35 High Street NR25 6BN			
tel: 01263 711853			
LONDON			
70 Cowcross Street EC1M 6EJ			
www.hudsonarchitects.co.uk			
info@hudsonarchitects.co.uk			

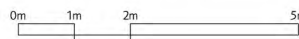
WEST ELEVATION

1:100



KEY

- | | | | |
|-------------------------------|---|--------------------------|------------------------|
| ① Red Brick | ⑦ Aluminium Powder Coated Double Glazed Windows | ⑬ Obscured glass (fixed) | Ⓐ Perforated Red Brick |
| ② Feature Red Brick | ⑧ Aluminium Powder Coated, Double Glazed Door and Window System | | Ⓑ Recessed Red Brick |
| ③ Red Pantile Roof | ⑨ Aluminium Powder Coated Folding Door System | | Ⓒ Projecting Red Brick |
| ④ Translucent Glass Walling | ⑩ Existing graffiti wall to be retained | | |
| ⑤ Opaque Glass Walling | ⑪ Zinc Finishing | | |
| ⑥ Zinc Standing Seam Cladding | ⑫ Solid Grey Metal Gate | | |



The Site

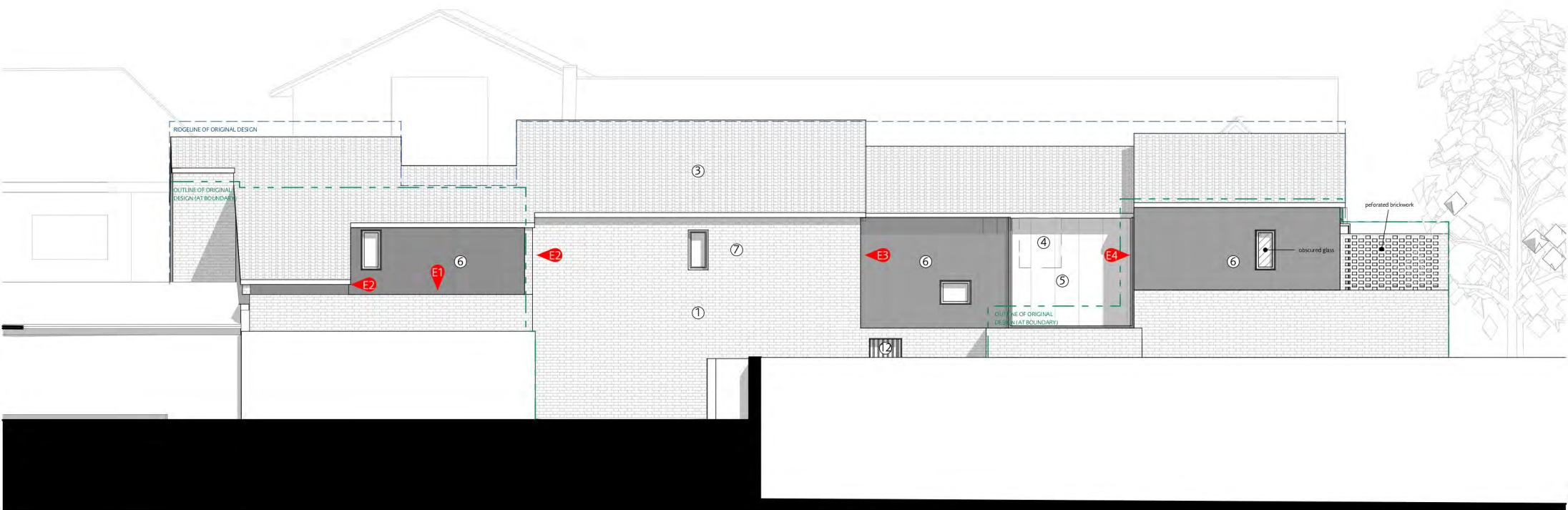
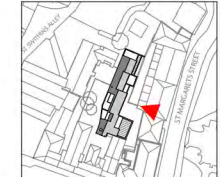
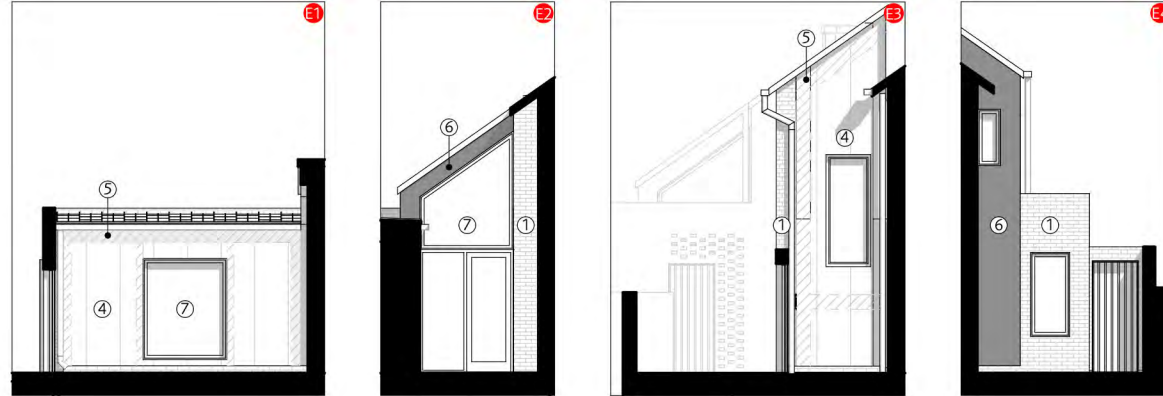
Queen of Hungary Yard

status PLANNING	job St Margarets Street	
	address 15 St Margarets Street	
	address NR2 4TU	
	title AS PROPOSED	
	scale 1:100@A3	date 21.10.2016
revisions	MRG P-230 C	
- 20.12.2016 Submitted for planning	job reference drawing number revision	
A 22.05.2017 Design revised to address concerns raised by residents and NCC	Do not scale off dimension. Check all dimensions on site and report any apparent discrepancy to Architect immediately. This drawing is copyright.	
B 10.08.2017 Design revised to address concerns raised by residents and NCC		
C 31.10.2017 Submitted for planning		

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NORWICH	
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tel: 01603 766220	
HOLT	
Unit 1 High Silver 35 High Street NR25 6BN	
tel: 01263 711853	
LONDON	
70 Cowcross Street EC1M 6EJ	
www.hudsonarchitects.co.uk	
info@hudsonarchitects.co.uk	

EAST ELEVATION

1:100

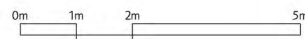


Lean-to Buildings

The Site

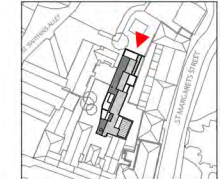
KEY

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|-------------------------------|---|
| ① Red Brick | ⑦ Aluminium Powder Coated Double Glazed Windows |
| ② Feature Red Brick | ⑧ Aluminium Powder Coated, Double Glazed Door and Window System |
| ③ Red Pantile Roof | ⑨ Aluminium Powder Coated Folding Door System |
| ④ Translucent Glass Walling | ⑩ Existing graffiti wall to be retained |
| ⑤ Opaque Glass Walling | ⑪ Zinc Channel |
| ⑥ Zinc Standing Seam Cladding | ⑫ Grey Metal Gate |



status	PLANNING		job		St Margarets Street	
revisions			address		15 St Margarets Street	
- 20.12.2016	Submitted for planning		address		NR2 4TU	
A 22.05.2017	Design revised to address concerns raised by residents and NCC		title		AS PROPOSED	
B 10.08.2017	Design revised to address concerns raised by residents and NCC		scale		1:100@A3	
C 31.10.2017	Submitted for planning		date		21.10.20167	
			MRG		P-210	
			job reference		drawing number	
			revision		C	
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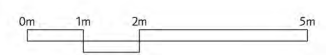
HUDSONArchitects	
NORWICH	
37 St Andrews Street NR2 4TP	
tel: 01603 766220	
HOLT	
Unit 1 High Silver 35 High Street NR25 6BN	
tel: 01263 711853	
LONDON	
70 Cowcross Street EC1M 6EJ	
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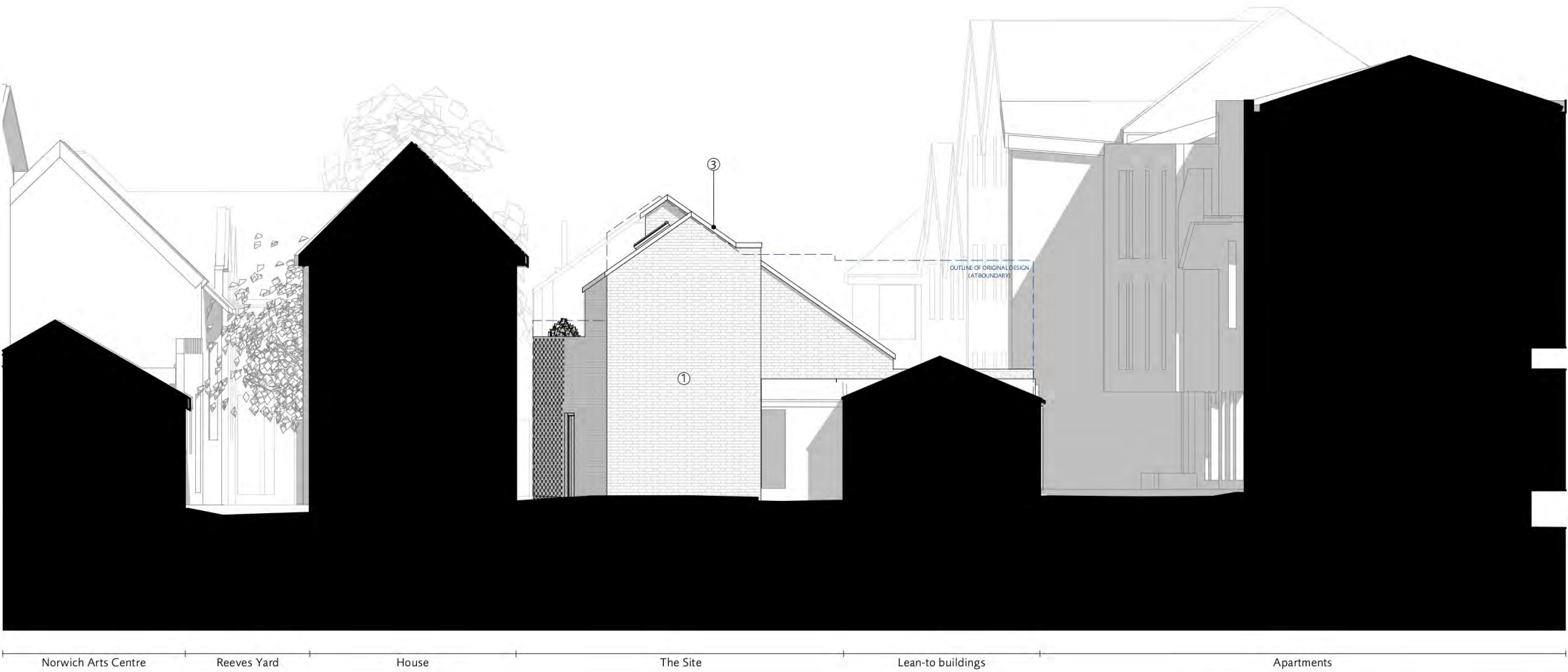
Apartments The Site Norwich Arts Centre

KEY

- | | |
|-------------------------------|---|
| ⑦ Red Brick | ⑦ Aluminium Powder Coated Double Glazed Windows |
| ⑧ Feature Red Brick | ⑧ Aluminium Powder Coated, Double Glazed Door and Window System |
| ⑨ Red Pantile Roof | ⑨ Aluminium Powder Coated Folding Door System |
| ⑩ Translucent Glass Walling | ⑩ Existing graffiti wall to be retained |
| ⑪ Opaque Glass Walling | ⑪ Zinc Channel |
| ⑫ Zinc Standing Seam Cladding | ⑫ Grey Metal Gate |

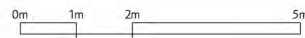


status PLANNING		HUDSONArchitects		job St Margarets Street	
revisions		NORWICH		15 St Margarets Street	
- 20.12.2016 Submitted for planning		37 St Andrews Street NR2 4TP		address NR2 4TU	
A 22.05.2017 Design revised to address concerns raised by residents and NCC		tel: 01603 766220		AS PROPOSED	
B 10.08.2017 Design revised to address concerns raised by residents and NCC		HOLT		title NORTH ELEVATION	
C 31.10.2017 Submitted for planning		Unit 1 High Silver 35 High Street NR25 6BN		scale 1:100@A3	
		tel: 01263 711853		date 21.10.2016	
		LONDON		MRG P-200 C	
		70 Cowcross Street EC1M 6EJ			
		www.hudsonarchitects.co.uk		job reference	
		info@hudsonarchitects.co.uk		drawing number	
				revision	
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KEY

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|-------------------------------|---|
| ① Red Brick | ⑦ Aluminium Powder Coated Double Glazed Windows |
| ② Feature Red Brick | ⑧ Aluminium Powder Coated, Double Glazed Door and Window System |
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| ⑤ Opaque Glass Walling | ⑪ Zinc Channel |
| ⑥ Zinc Standing Seam Cladding | ⑫ Grey Metal Gate |



<div>status PLANNING</div> <div>revisions<ul style="list-style-type: none">- 20.12.2016 Submitted for planningA 22.05.2017 Design revised to address concerns raised by residents and NCCB 10.08.2017 Design revised to address concerns raised by residents and NCCC 31.10.2017 Submitted for planning</div>	<div>HUDSONArchitects</div> <div>NORWICH 37 St Andrews Street NR2 4TP tel: 01603 766220 HOLT Unit 1 High Silver 35 High Street NR25 6BN tel: 01263 711853 LONDON 70 Cowcross Street EC1M 6EJ www.hudsonarchitects.co.uk info@hudsonarchitects.co.uk</div>	<div>job St Margaret's Street</div> <div>address 15 St Margaret's Street</div>
		<div>address NR2 4TU</div>
		<div>title AS PROPOSED</div>
		<div>scale 1:100@A3</div> <div>date 21.10.2016</div>
		<div>MRG P-220 C</div> <div>job reference drawing number revision</div> <div>Do not scale off dimension. Check all dimensions on site and report any apparent discrepancy to Architect immediately. This drawing is copyright.</div>