

Planning Applications Committee

8 January 2008

Section C

<b>Agenda Number:</b>	<b>C3</b>
<b>Section/Area:</b>	INNER
<b>Ward:</b>	Thorpe Hamlet
<b>Officer:</b>	Jo Negus
<b>Valid Date:</b>	20th November 2008
<b>Application Number:</b>	08/00907/F
<b>Site Address :</b>	Haldin House Old Bank Of England Court Queen Street Norwich NR2 4SX
<b>Proposal:</b>	Replacement of ground floor window with metal/glass access doors.
<b>Applicant:</b>	<b>Mr Steve Litten</b>
<b>Agent:</b>	<b>Mr Ben Frith</b>

**THE SITE**

The site is located to the north of Queen Street, adjacent to Old Bank of England Court. The location of the proposed works is in the covered alleyway to the north of Old Bank of England Court. There is currently an access doorway, which is recessed slightly, and a window in the alleyway wall. The proposal is to remove the window and replace with a grey metal door with glass panels. The site is located in the City Centre Conservation Area and the City Centre Leisure Area.

## **PLANNING HISTORY**

There have been two previous relevant planning applications to the site, which were a previous application approved on 11<sup>th</sup> November 2005 for the installation of a disabled access and replacement of existing windows. The disabled access granted permission was proposed in the same location as this application but it was not implemented and has since expired. The second application was a previous application identical to this one but the application was withdrawn. The reason for this application being withdrawn was that the site location plan was found to identify the incorrect site. The application needed to be re-advertised and so it was withdrawn and resubmitted with the correct site location plan.

## **THE PROPOSAL**

The proposal is to replace the existing white UPVC window with a grey metal framed double door, with glass panels.

## **CONSULTATIONS**

The application was advertised on site and in the press. One letter of representation was received from adjoining neighbours, who objected on the grounds that the proposed doorway would lead to poor disabled access and increase disturbance to residential occupiers of St Michael at Pleas.

**Norwich Society:** Commented that one set of doors as opposed to two would be a better design solution.

## **PLANNING CONSIDERATIONS**

### **Relevant National Planning Policies:**

Planning Policy Guidance 15 – Planning and the Historic Environment

### **Relevant Regional Planning Policies:**

ENV6 – Historic Environment

ENV7 – Quality in the Built Environment

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

HBE8 – Development in Conservation Areas

HBE9 – Listed buildings and development affecting them

HBE12 – High quality of design

The proposed development aimed to provide an improved access to the building that forms Haldin House, where a removable ramp could be put in place as required to allow access into the building for less mobile people visiting the building, including wheelchairs and push chairs. The principle of the additional doorway, the impact on the Conservation Area and surrounding development in terms of design and the impact in terms of residential amenity were considered.

The principle of the additional doorway has been discussed through the course of the application. As there is already an existing door on this elevation justification was provided as to why there should be a second door. The second door would allow greater access through the use of the removable ramp and a wider access door than what is currently on site. Alternative locations were investigated by the applicant but due to the physical constraints of the built form, a basement under Old Bank of England Court and existing service/power routes no other options were feasible.

The main issue when considering this proposed development is the impact on the Conservation Area. Matters such as access through the building would be dealt with under Building Regulations, which is separate legislation. The main consideration would be primarily the impact of the works on the adjacent listed building and surrounding City Centre Conservation Area. Due to the location of the works in a covered alleyway there is considered to be an adequate distance and visual separation of the proposed doorway to the adjacent listed building of 6 Queen Street, and it is not considered to be highly visible to the surrounding Conservation Area. The design of the door frame is simple and the proportions of the door frame are not considered to have an adverse impact on the visual amenity of the covered alleyway. A condition is recommended for the precise details of the material, colour and finish of the door frame to ensure a high quality finish to the development.

Concerns have been raised by a neighbour over the use of the door, both for disabled access and a loss of amenity to adjacent residential dwellings in the evening/night time. Disabled access is a material consideration. This proposal would significantly improve the access, and although it is still not ideal a refusal would not be justified. The second concern was over the use of the door by people in the evening or late at night and the potential for a loss of safety and residential amenity for residents of St Michael at Pleas. The agent has advised that the door will only be used during the day and locked from 6pm onwards.

The application is therefore recommended for approval as the development is not considered to have an adverse impact on the character or setting of the Conservation Area.

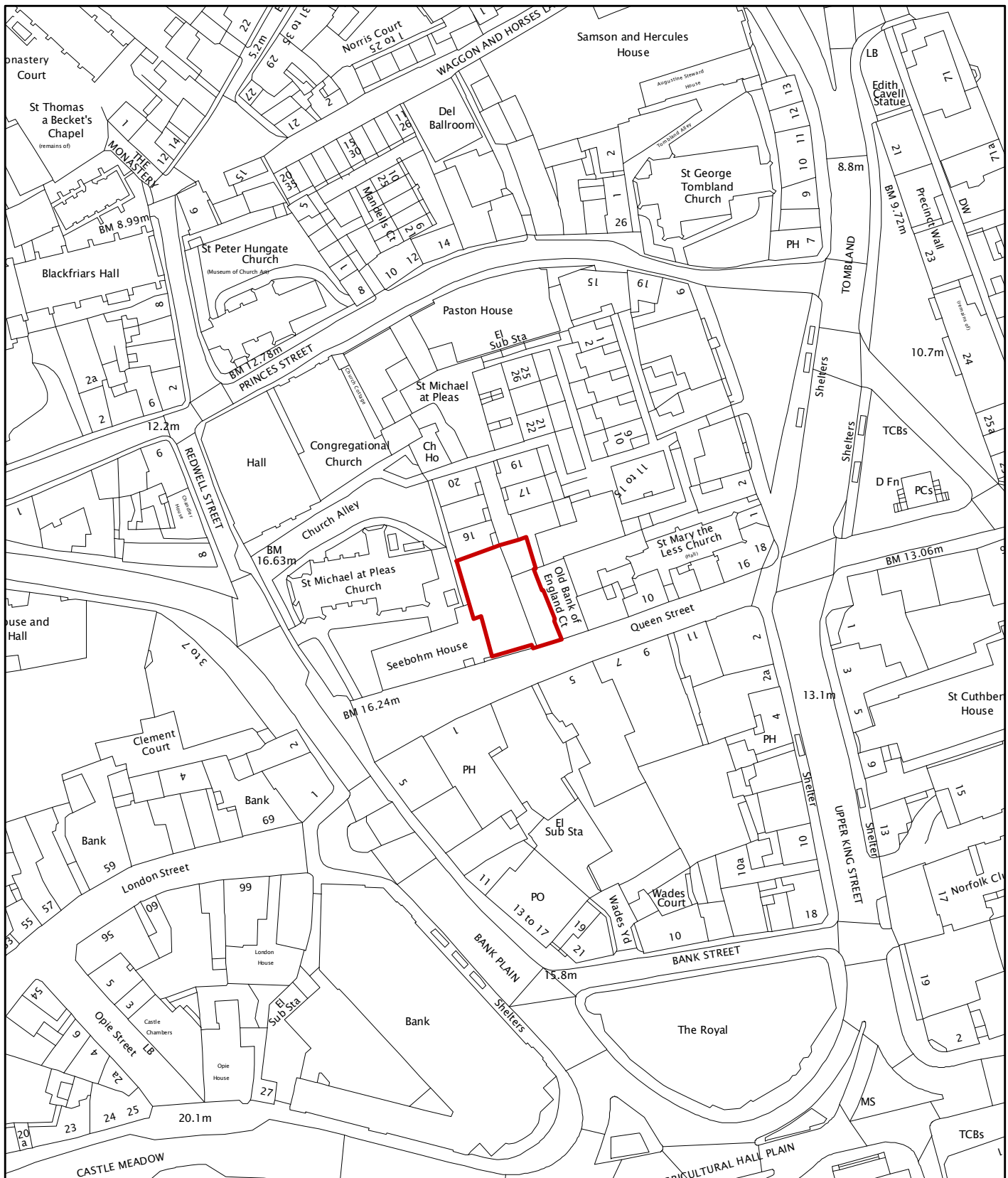
## **RECOMMENDATIONS**

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Standard time limit
2. Precise details of material, colour and finish of door frame to be submitted

### **Reasons for Approval:**

By virtue of the location of the proposed doorway to the north of the covered alleyway in a less visible location and visually detached from the adjacent listed building, the proposed doorway is not considered to have an adverse impact on the character of setting of the Conservation Area. The proposed development is therefore considered to be in accordance with saved policies HBE8, HBE9 and HBE12 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004) and Planning Policy Guidance 15.



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Site Address - Haldin House, Old Bank of England Court, Queen Street

Scale - 1:1250



**NORWICH**  
City Council

DIRECTORATE OF REGENERATION  
AND DEVELOPMENT

