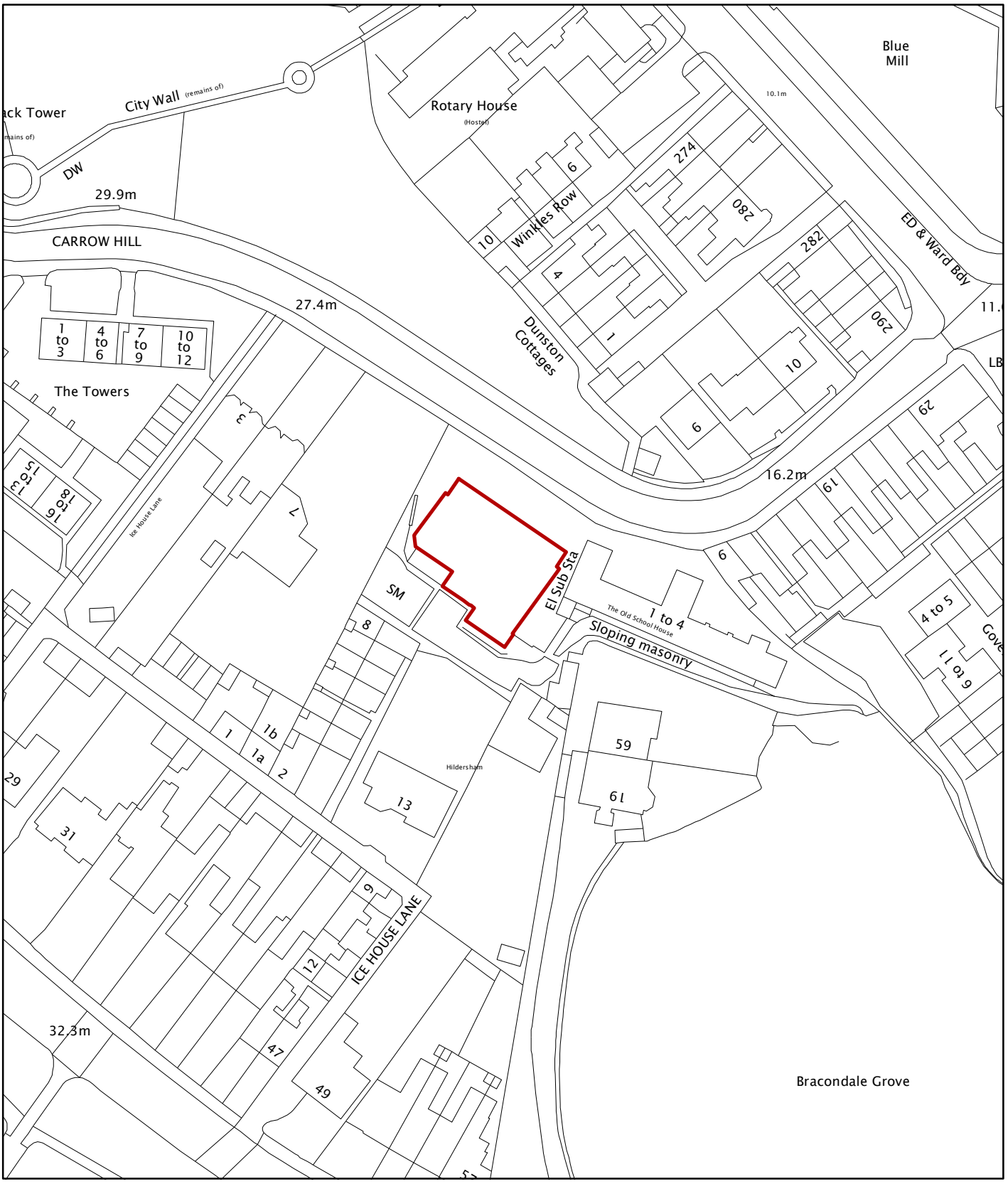
Report to	Planning applications committee 1 October 2015	**Item**
Report of	Head of planning services	
Subject	Application no 15/00631/F - Hugh J Boswell Ltd, Carrow Hill, Norwich, NR1 2AH	5(F)
Reason for referral	Objection	

Ward:	Lakenham
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Installation of air conditioning heat pump inverters to rear roof.		
Representations		
Object	Comment	Support
2	1	0

Main issues	**Key considerations**
1 Design and heritage	Impact upon the appearance of the parent building and surrounding conservation area
2 Amenity	Noise impacts as a result of the proposed development
Expiry date	23 July 2015
Recommendation	Approve



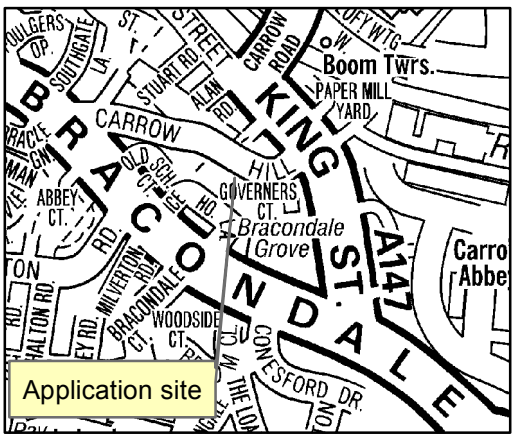
© Crown Copyright and database right 2015. Ordnance Survey 100019747.

Planning Application No 15/00631/F
Site Address Hugh J Boswell Ltd
Carrow Hill

Scale 1:1,000

NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the southern side of Carrow Hill to the south east of the city centre. The subject property is a 2 storey Victorian flint and red brick built school house which has been converted into office space. The site sits within a steep sloping area of land with a car parking area to the front and residential properties higher up the hillside to the rear.

2. A single storey flat roof extension has been built across the rear of the property which is not visible from the front, on which air conditioning units have previously been installed. The surrounding area is a mix of residential, wooded hillside and commercial premises.

3. The prevailing character of the surrounding area is a mixture of residential properties, commercial properties and wooded hillside.

Constraints

4. Conservation Area: Bracondale

   Locally Listed Building

Relevant planning history

5.

Ref	Proposal	Decision	Date
4/1991/0716	Condition No. 2: Details of treatment of all exposed elevations resulting from the demolition works for previous permission 4891021/C "Demolition of front and rear extensions".	WD	08/10/1991
4/1991/0717	Condition No. 4: Details of the treatment of all exposed elevations resulting from demolition for previous permission 4881575/F "conversion of retail premises to seven residential units".	WD	07/10/1991
09/00168/F	Provision of fire escape dormer/staircase + velux rooflights to existing first floor.	APPR	07/05/2009
4/2002/0656	Conversion of attic to office use and alterations to provide external fire escape.	APPR	18/07/2002
11/00049/F	Installation of air conditioning units to rear flat roof area.	CANCLD	30/07/2013

Ref	Proposal	Decision	Date
13/00535/TCA	Coppicing of Ash and Sycamore trees.	NTPOS	29/04/2013
13/01350/F	Installation of air conditioning units to rear flat roof area.	APPR	13/12/2013

The proposal

6. The proposal is for the installation of:

- 6 no. air conditioning heat pump inverters
- 2 no. heat recovery ventilation units

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received 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
The proposal will have a detrimental visual impact on the property	See main issue 1
The proposal is out of character with the surrounding conservation area & locally listed building	See main issue 2
The proposal will result in unacceptable volumes of noise	See main issue 3
Noise Assessment is out of date	See other matters
Energy efficiency	See other matters

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.

Environmental Protection

9. Concern was raised that the originally submitted noise assessment was out of date and did not take sufficient account of the existing and proposed air conditioning units. However the updated noise assessment shows that noise will not be an issue during daytime. This is accepted and any planning permission should be subject to condition restricting use of this plant to the hours of 08:00 -19:00. This is because no measurements were provided to demonstrate acceptable noise levels outside of this time.

Assessment of planning considerations

Relevant development plan policies

10. **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

11. **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
    - DM9 Safeguarding Norwich's heritage
    - DM10 Supporting the delivery of communications infrastructure

Other material considerations

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
    - NPPF0 Achieving sustainable development
    - NPPF7 Requiring good design
    - NPPF10 Meeting the challenge of climate change, flooding and coastal change
    - NPPF11 Conserving and enhancing the natural environment
    - NPPF12 Conserving and enhancing the historic environment

Case Assessment

13. 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 polices 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: Design and heritage

14. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.

15. Concern was raised that the installation of 8 additional air conditioning units at the site would result in harm to the character and appearance of the subject property and the surrounding conservation area. In particular the installation of 8 additional units, creating a total of 16 units would result in an excessive amount of plant for a locally listed building, located within a conservation area.

16. The flat roof area where the air conditioning units are to be installed is located to the rear of the original school building. No part of this area is visible from the highway as the upper section of the roof of the main building screens the flat roof from view. It is accepted that a small number of properties located above the site may be able to view the flat roof area, however the use of the flat roof area for the installation of plant is considered appropriate as no harm is caused to more prominent publicly visible areas of the conservation area.

17. As such installing additional air conditioning units to the rear of the locally listed building is considered acceptable as the proposals would not be visible from the public realm and would not harm the overall character and appearance of the subject property or the conservation area.

Main issue 2: Amenity

18. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

19. Concern was raised that the cumulative effect of installing additional air conditioning units would result in unacceptable levels of noise. The originally submitted noise report was out of date and did not take sufficient account of existing and proposed plant and machinery. However an updated (BS4142 compliant) Noise Assessment was carried out with the findings contained within a report dated 31 July 2015. As part of the assessment, neighbouring properties located close to the site were identified. Background noise measurements were then taken from 2 positions to assess the potential impacts on the 3 closest properties no. 8 Ice House Lane, no. 13 Ice House Lane and The White House. All properties are located directly to the south of the site, approximately 5m higher up the slope than the subject property.

20. The report concluded that the noise from the proposed additional air conditioning units would be 6dB(A) below the background noise level. As such, it is considered that the additional air conditioning units will have a low impact on the amenities of neighbouring properties and the proposal is acceptable.

21. Norwich City Council Environmental Protection confirmed that they have no objections to the proposal provided that the hours of operation are restricted to allow for use only within business hours, as per condition 3.

Other matters

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

23. Concern was raised that the proposal was contrary to Norwich City Council's environmental strategy and EU Energy Efficiency Directive 2012/27EU as the installation of air conditioning units is considered to be less sustainable than alternative solutions. It is accepted that installing air conditioning units may increase energy consumption and carbon emissions. However the need for such equipment is a private matter and is not a material planning consideration. Policy DM2 does encourage increased energy efficiency with buildings as part of new development but would not provide any basis to refuse planning permission on the grounds that the equipment is not necessary or would result in increased energy consumption.

Equalities and diversity issues

24. There are no significant equality or diversity issues.

Local finance considerations

25. 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.

26. 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.

27. In this case local finance considerations are not considered to be material to the case.

Conclusion

28. The impacts on the character and appearance of the subject locally listed property and conservation area are considered acceptable as no harm will occur.

29. The proposal will have little impact on the amenities of neighbouring properties as the noise assessment confirms that the cumulative volume of the equipment will have only a low impact.

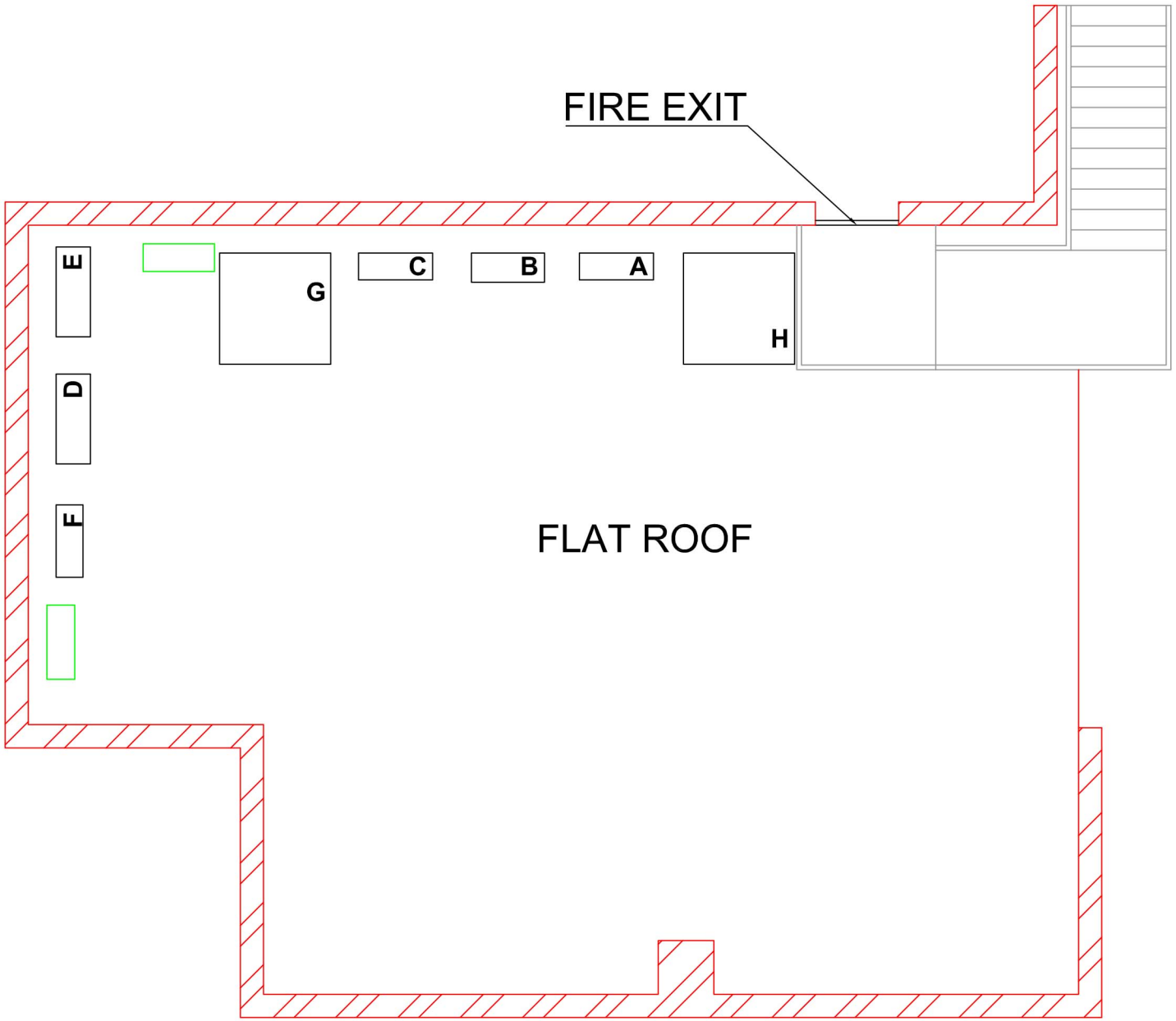
30. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 15/00631/F - Hugh J Boswell Ltd Carrow Hill Norwich NR1 2AH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. For the avoidance of doubt, the use of the equipment hereby permitted and indicated on noise assessment ref: 10902/1 shall be restricted as follows:
   (i) Between the hour of 18:00 – 06.30 on any day, the 6 no. 'inverter' units will be turned off

(ii) Between the hours of 18:00 – 06:30 on any day the ‘ducted heat exchanger’ will operate on a low speed setting.



1:50 A3

HUGH J BOSWELL PROPOSED ROOF PLAN
DWG NO: PR/PLAN/001