

Planning Applications Committee: 11 October 2018

Updates to reports

Application: 18/01177/F

Item: 4(d) Page: 47-64

Address: Two storey side and single storey rear extensions.

Members are advised that an additional elevation drawing has been received better illustrating the relationship with the neighbouring property; this will be shown to members prior to their decision.

Application: 18/01154/F

Item: 4(e) Page: 65-72

Address: Replacement outbuilding, garden store, fence and gates.

The officer's report refers to the 'removal' of the outbuilding and fence at paragraph 24; paragraph 33; and within part (2) of the recommendation. The outbuilding is in fact not to be removed in its entirety but instead reconfigured resulting a reduced scale version. The wording of the recommendation for Members is therefore revised to reflect the amendment as follows;

- (1) To approve application no. 18/01154/F - 2 Mornington Road Norwich NR2 3NB and grant planning permission subject to the following conditions:
1. Standard time limit;
 2. In accordance with plans;
 3. Outbuilding to be painted / stained prior to use.
- (2) Authorise enforcement action up to and including prosecution in order to:
1. secure the reconfiguration of the existing outbuilding as per drawing no. 872/11;
 2. making good of the highway;
 3. removal of all demolished materials from site; and
 4. provision of a replacement 1.5m high fence/gates.

The plans on page 81 of the agenda have been included in error and relate to another application which is pending on the site relating to a proposed replacement garden room as referred to in the planning history section.

Application: 18/01065/F

Item: 4(b) Page: 31-46

Address: Paston House, Princes Street

The applicant has submitted details of the cycle parking and has also submitted a waste management plan which are considered acceptable. Therefore these will no longer be required by condition. Condition 4 should therefore now read cycle parking to be provided prior to occupation and condition 6 shall sets out that bin collection shall be carried out in accordance with the waste management plan and that any changes to this shall need to be agreed in writing with the LPA.

Applications: 18/00639/F and 18/00640/L
Item: 4(c) Page: 47-64
Address: 45 - 51 London Street

We have received a final consultation response from Conservation and Design, with suggested conditions. This is summarised below.

The proposed scheme would result in a viable use of an otherwise currently uninhabited building. Occupation in a viable use would be beneficial to the long term preservation of this Grade II listed building.

The applicants have where possible minimised the scope of the proposal and/or attempted to locate the changes in the less significant later extension. Where possible significant fabric has been retained and adapted. There is minimal loss of historic fabric. Installation of new fabric is mostly reversible.

The ramped access to the main entrance is considered appropriate in order to enable access to the building for persons of all abilities. This approach has been considered appropriate as the applicant has demonstrated there are no viable alternatives. The inclusion of access to those of all abilities is considered to be an inherent part of the acceptability of the scheme.

There has been discussion as to the appropriateness of some of the proposed finishes to be re-established. It is advised that a condition should be applied relating to the proposed banking hall floor finish. This condition should be prior to relevant works.

It is this officer's opinion that the potential for harm to the building is outweighed by the public benefits associated with the proposal, namely increased accessibility for those less able and the enablement of a viable use which is beneficial to the long term preservation of the building.