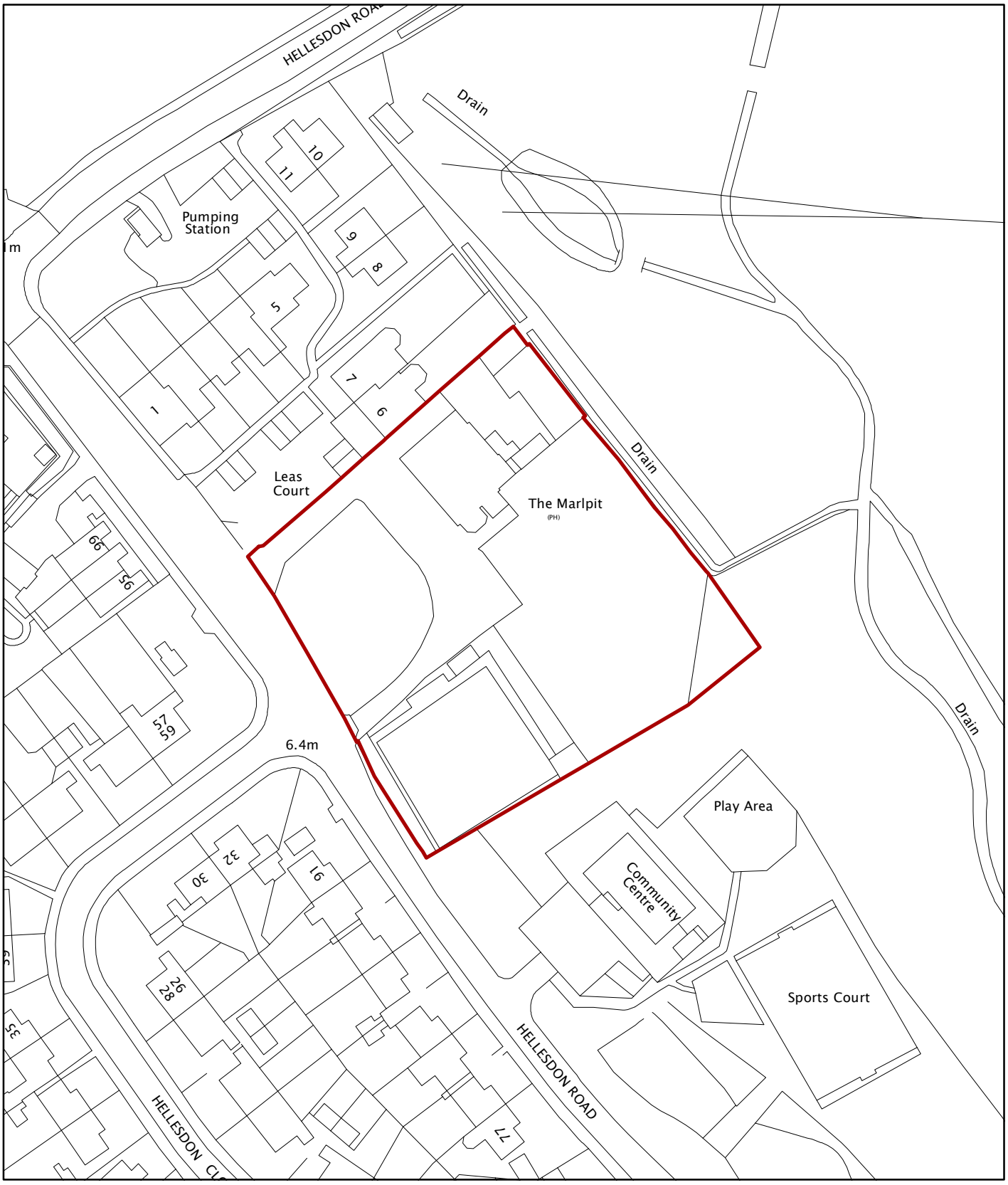
Report to	Planning applications committee 8 March 2018	**Item**
Report of	Head of planning services	
Subject	Application nos 17/01355/F and 17/01356/L - The Marlpit Hellesdon Road, Norwich, NR6 5EQ	4(d)
Reason for referral	Objections	

Ward:	Wensum
Case officer	Robert Webb - robertwebb@norwich.gov.uk

Development proposal		
Alterations and extension to existing public house to reinstate pub, including new restaurant, 5 no. guest bedrooms, toilets, cart shed and car park. New barn-style building to accommodate 5 no. dwellings with new vehicle access and associated parking.		
Representations		
Object	Comment	Support
4	1	20

Main issues	**Key considerations**
1	Principle of development
2	Design and heritage
3	Open space
4	Viability
5	Transport
6	Amenity
7	Flood risk
8	Biodiversity, trees and landscaping
9	Five year housing land supply considerations
Expiry date	14 November 2017
Recommendation	Approval



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Planning Application No 17/01355/F & 17/01356/L
Site Address Marlpit Public House

Scale 1:1,000

[redacted]

PLANNING SERVICES

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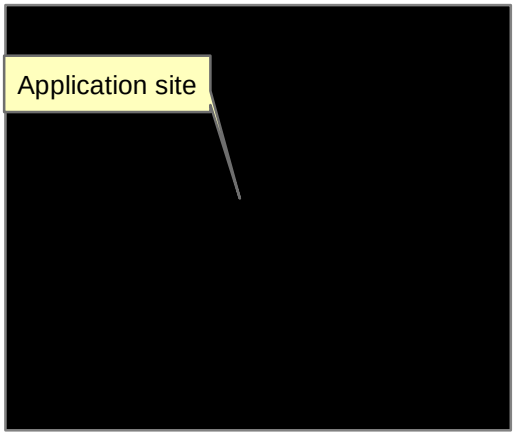


The site and surroundings

1. The site is the Marl Pit Arms Public House and its grounds, located on Hellesdon Road, on the western side of Norwich. It consists of the main pub building which is Grade II listed, a curtilage listed coach house and further outbuildings, as well as open land around the buildings which is predominantly laid to lawn and currently used for grazing.

2. To the north east of the site are water meadows with Marriott's Way path and River Wensum on the far side of the meadow. To the south-east is the Marl Pit Community Centre. To the south-west is Hellesdon Road and a number of residential dwellings, including in Hellesdon Close. North-west of the site, there are dwellings in close proximity to the pub within Leas Court.

Constraints

3. The pub and outbuildings are grade II listed. The majority of the open land around the site is designated as protected open space. The majority of the site is located within flood zones 2 and 3. The adjacent water meadow is a County Wildlife Site (CWS). The pub is also listed as an Asset of Community Value.

Relevant planning history

4.

Ref	Proposal	Decision	Date
4/1989/0841	Demolition of barn at rear.	Refused	26/10/1989
16/00006/ACV	Nomination as an asset of community value.	Approved	07/07/2014

The proposal

5. The proposal is the refurbishment and extension of The Marlpit Arms public house and the erection of 5 new dwellings in a standalone building sited on the position of the former bowling green. The pub would be renovated and restored and 5 new bed and breakfast rooms would be created on the first floor and within the loft. The existing coach house at the rear of the pub would be converted to provide a new bar and function room, and this would be connected to the pub by a new kitchen extension which links the main pub to the coach house at the rear. A small extension would be built on the side of the coach house to accommodate new toilet facilities.

6. The dwellings would be constructed in a contemporary two-storey 'barn' form and positioned to the south-east of the pub. There would be 3x 3 no. bedroom dwellings and 2x 2 no. bedroom dwellings. A new vehicle access would be created to serve the dwellings.

7. New car parks to serve both the pub and dwellings would be provided. There would also be new structures to accommodate cycles, and a new outbuilding in the pub garden to accommodate a smoking shelter and provide storage. A comprehensive landscaping scheme would be provided.

   It should be noted the scheme originally included a pavilion extension to the pub, together with a proposal for a small 'glamping' site. These elements were withdrawn from the scheme following officer advice due to them being located within flood zone 3b. It is understood the applicant may explore the possibility of these in the future with the submission of a separate application.

8. **Summary information**

Proposal: Dwellings	**Key facts**
Scale	
Total no. of dwellings	**5**
Internal floorspace	**All dwellings meet the national minimum space standards.**
No. of storeys	**2**
Appearance	
Materials	**Extensions to pub: similar/matching bricks and new slate roofs.** **Housing: similar/matching bricks to pub, slate roof and oak cladding.**
Operation	
Opening hours	**Pub: 11:00-23.00 Monday to Friday, 11:00-23.30 Saturdays and 11.00-22.30 Sundays.** **Coach House: 11.00-00.30 Monday to Saturday and 11.00-23.00 Sundays.**
Transport matters	
Vehicular access	**From Hellesdon Road**
No of car parking spaces	**21 for pub, 8 for the dwellings.**
No of cycle parking spaces	**To be confirmed, but cycling storage will be provided on site.**

Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 24 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 in support	**Response**
The pub is an extremely important part of the community and is sorely missed. The pub is located in a deprived ward and has the potential to act as an important hub for the community. The plans will bring benefits in terms of new jobs, visitors and training, as well as the restoration of the pub. The applicant has worked closely with the Friends of the Marlpit group.	N/A
The owner has supported local organisations, such as Angelica's Rainbow Ltd, allowing us to graze animals on the land.	N/A
The Marlpit pub plans fit the area and I am excited by the proposed plans. The fit of the pub with the Marriots Way cycle route, community garden and river works well.	N/A
The five new houses will mirror the converted barns opposite and are designed sympathetically.	N/A
The business will raise the profile of the area bringing prosperity and give this part of the city a much needed facility.	N/A
The new houses will increase the security of the adjacent community centre. Increased footfall will be good for the community centre and there will be the opportunity for joint working. A new pavement along the front would be welcomed to improve access. Proposal will improve social fabric of the area.	N/A
The owner of the pub will promote community activities such as the Marlpit community garden.	N/A
It's a fantastic opportunity to restore the Georgian farmhouse [pub]. The owner is very passionate about the history of the site and	N/A

Issues raised in support	Response
local area.	
The proposal will provide the potential for volunteer opportunities for the Future Projects/Norfolk Community College clients.	N/A
If the pub were to reopen it would become an important stopping off point for users of the Marriots Way which will enhance the leisure offer of the area.	N/A
Proposal is supported by the Friends of Marlpit Paddocks community group. The design opens up vistas to the paddocks [CWS meadow] from various areas which has not been achieved in the past. We area also supportive of the wider benefits the proposal will bring.	N/A
The development will make a small contribution to the need for housing.	N/A
The proposal is supported by the “Friends of the Marlpit pub” group.	N/A
Issues raised as comments	
Welcome the management plan	N/A
This extension abuts the side fence of 6 Leas Court. There will be a need for a gap between the two properties for fence maintenance, and maintenance of the toilet block extension, and weed control.	See main issue 6
Would prefer the vehicle access to be further away from Leas Court and traffic calming measures on Hellesdon Road.	See main issue 5
It would be wrong to create a pathway across the County Wildlife site.	There is no proposal to create a pathway across the County Wildlife site within this application.
Issues raised in objection	
The current state of the pub is a blot on the landscape.	See main issue 2

Issues raised in support	Response
Concerns over the residential caravan on the site and freight containers.	Developers are entitled to have a residential caravan on site whilst undertaking work. This would be removed once the works to the pub are completed.
How will the Council ensure the funds from the sale of the housing will be used to fund improvements to the pub?	See main issue 4
Developing the flood zone is a major concern, the proposal could exacerbate flood risk to surrounding properties.	See main issue 7
The location of the new vehicle access would cause disruption. The road is very busy and additional traffic would increase the risk of accidents. Only a single parking bay is provided for the residential properties.	See main issue 5
The development could have a negative effect on the county wildlife site meadow.	See main issue 8
Concerns about noise impacts from pub and glamping.	See main issue 6
Concerns about the erosion of the green space and landscape character.	See main issues 2 and 3
The whole site should be protected as it is a listed building, object to the new houses.	See main issues 2, 9 and conclusion.

Consultation responses

10. 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.

Local member, Cllr Sandra Bogelein

11. Request for the application to be reported to committee in the event of a recommendation of refusal.

Design and conservation

12. Detailed feedback provided on proposal which has resulted in amendments to the design, such as the removal of the Juliet balcony on the rear elevation and the retention of the original main opening to the coach house. Following amendments

no objections are raised and the application is supported given the overall benefits in terms of enhancing the heritage asset.

Environmental protection

13. I would suggest the following condition is appropriate to prevent the use from affecting local residential uses. No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building the subject of this permission.

Environment Agency

14. Comments on original plans (which included a pavilion and 'glamping' site within flood zone 3b):

15. Object to this application in principle because part of the proposed development falls into a flood risk vulnerability category that is inappropriate to the flood zone in which the site is located. We therefore recommend that the application is refused planning permission on this basis. We previously raised a holding objection because outdated flood levels had been used in the previous FRA. The correct flood levels have now been used, and these have informed our objection as detailed below.

16. We object to this application in principle because part of the proposed development falls into a flood risk vulnerability category that is inappropriate to the flood zone in which the site is located. We therefore recommend that the application is refused planning permission on this basis. We previously raised a holding objection because outdated flood levels had been used in the previous FRA. The correct flood levels have now been used, and these have informed our objection as detailed below. We have further concerns regarding the impact of the development on flood storage.

17. Our objection in principle is due to the inappropriate location of development in Flood Zone 3b. However, it may help the applicant to note that the Marlpit Arms and Residential Dwellings are not located in Flood Zone 3b, and are not inappropriate for the Flood Zone 3a.

18. Awaiting comments on revised plans which remove the pavilion and glamping at time of writing.

Highways (local)

19. No objection on highways/transportation grounds. The former use of the site as a public house establishes this land use, the proposed residential block other uses ancillary to the new pub/restaurant are compatible with regard to the layout and vehicle access to the site. The close proximity of the site to the adjacent suburban area enables ease of access to the pub on foot and by cycle especially by Marriott's Way, the car park provision on the site should be adequate, there is ample unrestricted parking on street nearby. The proposed residential parking area appears adequate and the new vehicle access to the site is acceptable.

20. Recommendations made with regard to providing a safe pedestrian route along site frontage and putting in place parking restrictions. The details of this would be sought via a section 278 agreement.

Hellesdon Parish Council.

21. Support the proposals.

Norwich Society

22. We are delighted to see a community project such as this which sounds very exciting and we look forward to seeing it completed.

Norfolk historic environment service

23. Based on currently available information the proposed development will not have any significant impact on the historic environment and we do not wish to make any recommendations for archaeological work.

Norfolk Wildlife Trust

24. Norfolk Wildlife Trust have no objection with regard to impacts on adjacent Marlpit Meadows County Wildlife Site. We would advise that a condition is put in place to minimise lighting overspill onto the CWS

Landscape/Natural areas officer

25. Comments on original submission:

26. The ecological value of the site is probably low due to the clearance which has taken place. The proposed tree planting would compensate for the loss of existing trees. Bats are a primary concern at this location. The ecology survey results revealed signs of usage by at least 2 species of bats within existing buildings. A European Protected Species and Mitigation License would be required. This requires an application to Natural England and is not a matter for planning conditions. There are concerns about the level of up lighting given the presence of bats, the lighting scheme should be reconsidered. The proposals should include mitigation/enhancement features as recommended by the Ecological Survey.

27. Comments on amended plans:

28. Recommendations made regarding more native species planting, fruit trees, clarity on the design of the cycle rack, private amenity spaces and boundary treatments. [The majority of points have been addressed by the applicant within a revised landscaping plan]

Tree protection officer

29. I have no objections to the removal of the plum tree, T15 and the cherry T25. It is disappointing the car park area around the birch tree, T27 cannot be reconfigured to allow its retention, however, the proposed replacement planting is more than adequate to mitigate its loss. The tree protection measures provide good protection for retailed trees on site. Please condition TR7, works on site in accordance with the AIA, AMS and TPP.

Assessment of planning considerations

Relevant development plan policies

30. **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
    - JCS5 The economy
    - JCS6 Access and transportation
    - JCS7 Supporting communities
    - JCS8 Culture, leisure and entertainment
    - JCS12 The remainder of the Norwich urban area including the fringe parishes
    - JCS20 Implementation

31. **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
    - DM5 Planning effectively for flood resilience
    - DM6 Protecting and enhancing the natural environment
    - DM7 Trees and development
    - DM8 Planning effectively for open space and recreation
    - DM9 Safeguarding Norwich's heritage
    - DM12 Ensuring well-planned housing development
    - DM16 Supporting the needs of business
    - DM22 Planning for and safeguarding community facilities
    - DM23 Supporting and managing the evening and late night economy
    - DM28 Encouraging sustainable travel
    - DM29 Managing car parking demand in the city centre
    - DM30 Access and highway safety
    - DM31 Car parking and servicing
    - DM33 Planning obligations and development viability

Other material considerations

32. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
    - NPPF0 Achieving sustainable development
    - NPPF1 Building a strong, competitive economy
    - NPPF2 Ensuring the vitality of town centres
    - NPPF4 Promoting sustainable transport
    - NPPF6 Delivering a wide choice of high quality homes
    - NPPF7 Requiring good design
    - NPPF8 Promoting healthy communities

- 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

33. 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: Principle of development

34. Key policies and NPPF paragraphs – DM1, DM8, DM12, DM16, DM22, JCS7, JCS8, NPPF paragraphs 49 and 14.

35. The application site is quite constrained in planning terms, because it features a listed building, significant areas of designated open space, is within flood zones 2 and 3 (higher risk zones) and is adjacent to a county wildlife site. In addition there are two different aspects to the proposal, these being the extensions and renovations to the pub, and the construction of 5 new dwellings. The policy considerations relating to the different aspects of the proposal are not the same. To determine the principle of development it is therefore necessary to closely examine the various impacts of the proposal and weigh the overall benefits versus the harm. These matters are set out in the following sections of this report.

36. The public house is listed as an Asset of Community Value. This is a material consideration in the determination of the application. Any proposal that retains the community use of the site as a public house is welcomed in this regard.

Main issue 2: Design and Heritage

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

38. The building was originally constructed in the early 19th century as the farm house to Lower Hall Farm with associated coach house to the rear and is grade II listed. The buildings external appearance from Hellesdon Road remains largely unaltered since construction with its timber framed sash windows and panelled door intact. To the rear, later twentieth century additions and alterations to the rear fenestration have caused harm to the buildings overall character and appearance, so too has the use of concrete roof tiles upon the main roof form and the loss of historic chimney stacks & pots. The principal elevation facing Hellesdon Road contributes significantly to its overall heritage value, the surviving original timber framed fenestration and unaltered front elevation being of particular aesthetic significance.

In addition the openness and greenery of the building's curtilage contribute to the setting of the listed building.

39. The surviving historic form and fabric of the interior also contribute to the buildings heritage value. The surviving internal plan form at ground floor level has been heavily altered in the conversion from farmhouse to public house with the original stair removed and replaced and large steels installed to allow for a more open plan area (although down-stand beams and nibs survive to help indicate the buildings original form). At the upper floor level, the historic plan is more evident with lath and plaster timber partitioning, timber skirting boards and historic doors and architraves and some original wide and later date floor boards. The unaltered original king post roof structure is also considered to be of significance, being original structural form and fabric – contributing the buildings authenticity and completeness.

40. Extensions and renovations to pub

41. The works to the pub comprise three main parts. These are the renovation and refurbishment of the main pub building, the construction of a new extension to the rear to provide a kitchen, and the conversion and extension of the coach house.

42. In terms of the works to the pub, the proposal would lead to the restoration and renovation of the listed building, resulting in significant enhancements, these include the repair of existing sash windows, a new single Georgian style front door with a refurbished door surround and installation of a fanlight, and re-roofing the building with natural slate. In addition the rear elevation of the building, which has been unsympathetically altered in the 20th Century would be improved with the installation of new windows in keeping with the period character of the property, and the reduction in height of a modern chimney addition. A new pitched roof would be added to the existing flat roof extension to the rear which would be a further improvement. Internally, the building would be renovated in a sympathetic manner, largely retaining the floorplan of the existing building, which in itself has been altered over the years.

43. A degree of harm would be caused by the cutting of the historic crown post roof form to create a letting room in the roof. However given the overall improvements that are being made, this is considered acceptable.

44. The kitchen extension would be single storey and subservient to the main pub building, and the renovated coach house would be re-roofed and sympathetically altered and extended to provide new facilities.

45. **New dwellings**

46. The dwellings would take the form of a contemporary construction in the form of a barn, with a slate roof and brick of a similar appearance to the bricks on the pub. There would be several dormer windows and a number of high level windows which would provide good levels of natural light. The building would be orientated and positioned in such a way that mirrors the position of the historic barn (Leas Court) on the opposite side of the pub. Negotiations have taken place during the application process which has resulted in a much improved design.

47. The dwellings are well-proportioned internally, exceeding the national minimum space standards. They would benefit from external amenity space; the details of boundary treatments would be controlled by condition. The parking and servicing arrangements would take place to the southern side of the dwellings, which has the benefit of minimising impacts on the setting of the listed pub. The disadvantage of this is that the principle (northern) elevation of the building will not be the most active one and is unlikely to be used as the main entrance for occupiers of the houses.

48. Given the constraints of the site this arrangement is considered to be an acceptable compromise, however details of boundary treatments and the external areas should be carefully planned and controlled to avoid harmful impacts on the listed building from unsuitable fencing etc. A condition is recommended removing householder permitted development rights for extensions, outbuildings and fencing, to avoid domestic clutter which could detract from the setting of the historic buildings.

Parking areas , cartshed and cycle store

49. The car parks would be surfaced with a golden resin bound gravel finish which would be sympathetic to the heritage assets. The cartshed and cycle store would be sympathetic additions using traditional materials.

Main issue 3: Open space

50. Key policies and NPPF paragraphs – DM3, DM7, DM8, NPPF paragraphs 9, 17, 56, 109 and 118.

51. Much of the open land around the pub is designated as protected open space in the local plan. As a result development proposals are subject to the provisions of policy DM8 of the local plan, which only allows development in specific circumstances, where:

a) The proposal would result in an overall qualitative or quantitative improvement to recreational facilities (either within the open space or on an alternative accessible site in the locality); and

b) The benefits to sport or recreation would outweigh the loss of that open space.

52. In terms of criterion (a), the application states that the proposal would lead to an overall qualitative and quantitative improvement to recreational activities within the site. It is envisaged that the new facilities would be used to provide activities such as indoor bowls, workshops, yoga, talks and events. In terms of recreational purposes, it is accepted that compared to the very recent history of the site, where the pub has been closed to the public, there would be a qualitative improvement to recreational facilities if the plans are implemented. These include the reopening of the pub and its garden to patrons as a general improvement to the recreational capacity of the area.

53. Whether the proposal meets criterion (b) is not as straightforward. Building on a significant proportion of the open space would have a detrimental impact on the green and open characteristics of the site and the contribution this makes to the character of the area, including the setting of the listed building. In visual terms therefore, its loss would be significant.

54. In terms of sport, the site was previously occupied by a bowling green, which the application states ceased to be used in 2013. A letter from the former club secretary of the Marlpit bowls team which accompanies the application explains that membership numbers had declined because of deterioration in the maintenance of the green when the pub was under previous ownership. The closure of the pub in 2014 appears to have been the determining factor in the closure of the Marlpit team. The bowling green has since been dismantled. The letter states there has been little desire for the team to be resurrected as many of the former members joined other teams. Whilst consultation carried out by the applicant identified a minority interest in playing bowls at the Marlpit should the opportunity arise, there appears little appetite for resurrecting the club.

55. Notwithstanding this, aside from the occasional indoor bowls which would take place in a fairly confined space within the coach house, the application proposes no new sporting facilities on the site itself, however bike and canoe hire is proposed. Overall it is considered there would be a marginal benefit to sport compared to the existing situation simply through the potential for indoor bowls to be available. When compared to the previous use of the site as a bowling green, the outcome is negative, but it is recognised that use of the green ceased some time ago.

56. The benefits to recreation are more significant. On the basis that the pub is reopened to the public, and provides a wide range of facilities and events, together with a place for people to meet and spend their leisure time, then it is considered the loss of the open space is justified given the significant recreational benefits that could flow from the proposal, which could serve the local community and visitors from further away.

57. This triggers a further three criteria within policy DM8, with development proposals being required to meet with all of three. Each of these is addressed in turn:

a) The proposal would not cause significant harm to the amenity or biodiversity value of the open space;

58. The visual amenity provided by the current open space is significant, particularly given that it forms an important part of the setting of the listed buildings. The biodiversity value of the site is less significant, with it mainly being covered with grass and some trees which are predominantly on the boundary.

59. The simple fact that the proposal would lead to a loss of a significant portion of the open space means that in a sense, significant harm is caused in particular to the amenity value of the open space. The proposal conflicts with criterion (a) in this regard.

b) an assessment shows that the site is no longer required for or is demonstrably unsuitable for its original intended purpose.

61. Given the information about the decline of the Marlpit bowls team, it is accepted that the site is no longer required for its original intended purpose. In addition the bowling green has been removed, so is no longer suitable.

c) there is no viable or reasonably practicable means of restoring or re-using it for an alternative form of open space.

62. In considering this criterion, regard is had to the need for significant investment in the pub to make it a viable business. The proposal would lead to the restoration of

some of the open space in terms of the beer garden. It is considered unlikely that a developer would propose an alternative type of open space on site, certainly not one that was accessible by the general public. This matter is discussed further in the next section on viability.

Main issue 4: Viability

63. Given the conflict with part of policy DM8, officers have requested information on the financial viability of the proposal to ensure that there is a reasoned justification for the development of the houses as a means to generate funds for the works to the pub, and that the housing development and redeveloped pub would be viable. The information provided has demonstrated that the housing would be viable and deliver a profit which would contribute towards the cost of the works to the pub.

64. The majority of the funding is being provided by the applicant's business partner's private funds and via bank loans and a business appraisal has been provided by a chartered surveyor in support of the application. At the time of writing an updated schedule of funding was being prepared to reflect the revised plans. This should be available in time for the committee meeting and a summary will be provided to members.

65. What is apparent is that significant private investment is required in addition to the financial contribution from the profit from the housing. Officers are therefore content that the housing can be considered as enabling the development works to the public house subject to appropriate conditions. It is therefore reasonable for the developer to seek to raise funds by developing part of the site. A condition is recommended to control the phasing of the works, to ensure that the pub is refurbished and reopened to the public as part of the first phase of development and prior to first occupation of the dwellings.

Main issue 5: Transport

66. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.

67. The proposal would provide sufficient vehicle and cycle parking for the pub and dwellings and no objection is raised by the Highway officer. A condition is recommended seeking the provision of parking restrictions in the vicinity of the pub, partly to protect the walking route to the pub, and also to ensure adequate visibility is maintained at the access points. With regards to concerns raised about highway safety and proximity of the vehicle access to Leas Court, it is not anticipated there would be a particularly high number of vehicle movements given the relatively small size of the parking areas. In addition visibility at the access points would be satisfactory.

68. The proposal provides opportunities to promote sustainable travel and recreation due to the proximity of the pub to the Marriot's Way cycle path and river Wensum. The transport impacts of the proposal are considered acceptable.

Main issue 6: Amenity

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

Amenity impacts for neighbouring occupiers

70. It should be noted that the use of the site as a public house is an established one and there are pre-existing amenity impacts associated with this use. The assessment is therefore whether the proposed redevelopment of the public house and new dwellings would cause unacceptable impacts.

71. With regards to the pub, the most significant change which may result in greater amenity impacts would be the conversion of the coach house to a bar and function room, which is in close proximity to dwellings in Leas Court. A detailed noise assessment has been provided which makes recommendations in terms of sound insulation and controlling noise output and confirms that noise impacts would be within acceptable limits. A condition is recommended to secure implementation of these measures.

72. In terms of the proximity of the extension to the coach house with the boundary to the adjacent property in Leas Court, it is acceptable to build up to the boundary, and maintenance of the fence would be possible from the other side.

73. The new building for the dwellings would be of a scale and siting that would not cause harm by way of overshadowing, overlooking or loss of privacy to existing residential properties. In addition the use of the upper floors of the pub for bed and breakfast purposes is unlikely to cause significant impacts.

Amenity impacts for proposed occupiers

74. Consideration has been given to the residential amenity of future occupiers of the barn dwellings, given their proximity to the pub. Whilst it is anticipated there would be a degree of noise and disturbance, it is considered that effective management and conditions to control the opening hours of the pub, and use of the beer garden should keep these to within acceptable limits. To a certain extent, the occupiers of the houses would also be aware of the proximity of the pub when buying or renting the properties.

75. Overall, the amenity impacts of the development are considered acceptable, subject to conditions.

Main issue 7: Flood risk

76. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.

77. The site is almost entirely within flood zones 2 and 3, with part of the site to the rear being within flood zone 3b (the functional flood plain). Under government guidance, this zone is only suitable for essential infrastructure (defined as transport, utilities and wind turbines), following an ‘exception test’. This has resulted in changes to the proposal, including the removal of a glamping site and pavilion building that were to be located within this zone and were not acceptable in that location.

78. The extension to the pub and converted coach house would be within zone 3a. These uses are acceptable providing the exception test is passed. There are two parts to the test - proposed development should show that it would provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall. In terms of the first part, it is considered that the benefits of a reopened pub that can act as a community hub are considerable. A Flood Risk Assessment (FRA) has been carried out which confirms that whilst development

may be prone to flooding, it would be safe in terms of the ability for people to evacuate the building if required.

79. The new houses would be primarily within flood zone 2, with the one furthest from the road being within flood zone 3a. For the dwellings it would normally be necessary to apply a 'sequential test'. The aim of the sequential test is to steer development towards sites with a lower risk of flooding. However national guidance suggests a pragmatic approach should be taken when dealing with proposals for extensions to existing buildings, and where there are wider sustainability benefits that would arise. In this instance, the purpose of the housing is to generate funds to redevelop the pub and reopen the building as a community facility. It is reasonable to assume that alternative sites were not available to the applicant.

80. This means that the 'exception test' can be applied. For the reasons given above, there are considered to be wider sustainability benefits which apply to the proposal which justifies the development of the housing and extension to the pub. The FRA demonstrates that the dwellings would be flood resilient and safe evacuation could take place in the event of a flood during very extreme circumstances.

81. In terms of off-site impacts, a sustainable surface water drainage scheme, required by condition would ensure that any increased surface water runoff will entirely be contained within the site. The FRA confirms that the development would have a negligible impact upon flood storage capacity within the wider catchment area.

82. For these reasons it is considered the sequential and exception tests are passed and the development is acceptable with regards to flood risk.

Main issue 9: Biodiversity, landscaping and trees

83. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 118.

84. Some evidence of bats being present was found when surveys of the existing buildings were carried out. A European Protected Species and Mitigation License would be required. This requires an application to Natural England which is a separate requirement to planning. Otherwise the ecological value of the site is relatively low and would be enhanced by the proposal for significant new planting.

85. The frontage of the site would be softened by a new hedgerow, and a number of new trees would be planted to create an avenue along the pedestrian route to the pub. A small wildflower meadow is also proposed. The applicant has taken on board a number of suggestions from the landscape officer. Whilst a small number of existing trees would be removed, including the silver birch at the front of the pub, these losses are justified to facilitate the development and would be mitigated by the new planting proposed.

Main issue 10: Five-year housing land supply considerations

86. The Council is currently unable to demonstrate a five year housing land supply within the Norwich Policy Area (NPA). At the time of writing it stands at 4.7 years worth of supply. As a result the requirements of paragraphs 14 and 49 of the NPPF apply, in that housing applications should be considered in the context of a presumption in favour of sustainable development, with relevant policies for the supply of housing not considered up to date where a five year supply of housing sites cannot be demonstrated.

87. In the light of the narrow interpretation of policies for the supply of housing supported by the supreme court (May 2017), the policies which are particularly relevant to this proposal, such as policy DM7, DM8 and DM22 are not considered to be policies for the supply of housing for the purposes of paragraph 49 of the NPPF and are considered to be up-to-date. As such the second half of the presumption in favour of sustainable development does not apply and the proposals should be considered in accordance with the development plan unless material considerations indicate otherwise.

Compliance with other relevant development plan policies

88. 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**
Car parking provision	DM31	**Yes subject to condition**
Refuse Storage/servicing	DM31	**Yes subject to condition**
Water efficiency	JCS 1 & 3	**Yes subject to condition**
Sustainable urban drainage	DM3/5	**Yes subject to condition**

Equalities and diversity issues

89. There are no significant equality or diversity issues.

Local finance considerations

90. 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.

91. 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.

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

Conclusion

93. The development would result in significant benefits in terms of the restoration and enhancement of the listed buildings, and the reopening of the pub as a community

facility and business which is likely to have a more viable and sustainable future. Further benefits would arise from the delivery of additional housing and from the contribution the scheme would make to the local economy.

94. A degree of conflict has been identified with policy DM8 with regards to development of designated open space, and development within higher risk flood zones 2 and 3 is proposed. However these matters should be weighed against the benefits of the proposal, which are considerable.

95. The cost associated with redeveloping the site and restoring the listed buildings is significant, and the funds generated from the sale of the dwellings would make a contribution towards meeting these costs. It is considered highly unlikely that an alternative operator would invest significant funds whilst re-using all of the land around the pub for open space purposes. In addition the design proposed is a high quality one, being of a scale which is sensitive to the characteristics of the site and using traditional materials.

96. It is concluded that the benefits of the proposal in terms of restoring the listed building and reinstating the pub as a community facility, outweigh the conflict with policy DM8 in this instance. The benefits also justify development within the higher risk flood zones, following confirmation within the FRA that the development would be safe and resilient from the risks of flooding, and not materially increase flood risk elsewhere.

97. In assessing the proposal regard is also had to the current housing land supply situation within the Norwich Policy Area, and the presumption in favour of sustainable development. In this regard the delivery of five new dwellings would be a further benefit. The proposal is also consistent with the buildings listing as an Asset of Community Value, and it is noted there is significant community support for the proposal, including from a number of community groups such as the Friends of the Marlpit pub and the Marlpit Community Centre amongst others.

98. For these reasons it is recommended that planning permission and listed building consent is granted subject to conditions.

Recommendation

(1) To approve application no. 17/01355/F - The Marlpit Hellesdon Road Norwich NR6 5EQ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. No occupation of the dwellings to take place until the works to the pub building (not including the works to the coach house) have been completed and the building is trading as a public house and open to the public.
4. Standard contamination condition
5. Imported topsoil to be certified
6. Materials to be approved prior to development
7. Boundary treatments to be approved
8. Water efficiency
9. Surface water drainage scheme
10. Flood warning/evacuation plan
11. Finished floor levels

12. Landscaping in accordance with approved plan
13. No occupation of dwellings until parking has been provided
14. No occupation of dwellings until cycle parking and bin storage has been provided
15. No operation of bed and breakfast facilities and coach house, or occupation of dwellings to take place until TRO secured to make changes to parking/waiting restrictions on Hellesdon Road
16. Householder permitted development rights removed
17. Extract ventilation or fume extraction systems to be approved
18. No loudspeaker, amplifier, relay or other audio equipment to be installed or used outside the buildings.
19. No use of the coach house as a bar and function room until sound insulation measures have been implemented.
20. Opening hours restricted to the following:
    - Monday to Saturdays between 08.00-12.00 for the main pub building and between 08.00-12.30 for the coach house
    - Sundays and bank holiday Mondays between 08.00-11.00 for the pub and coach house (except on New Years Eve or Sundays where the following day is a bank holiday, in which case the restriction is the same as for Monday – Saturday).
21. Operations on site in accordance with tree protection plan, implications assessment and method statement.

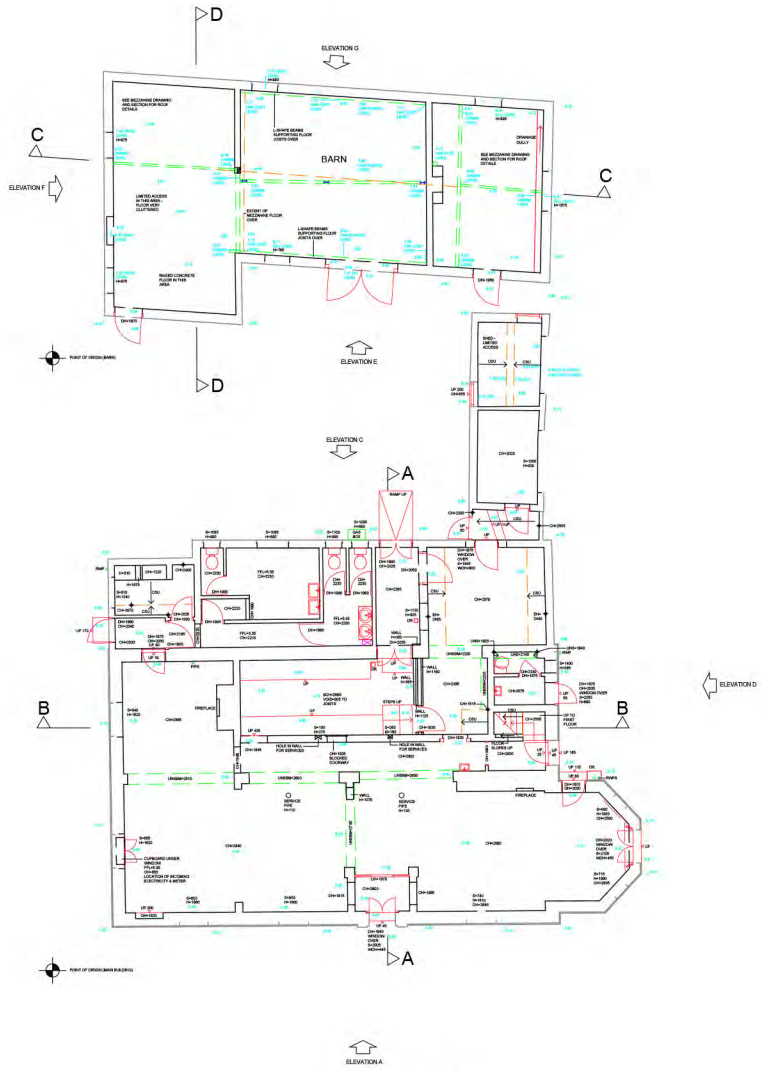
And:

(2) To approve application no. 17/01356/L - The Marlpit Hellesdon Road Norwich NR6 5EQ and listed building consent subject to the completion of a satisfactory legal agreement to include provision of affordable housing and subject to the following conditions:

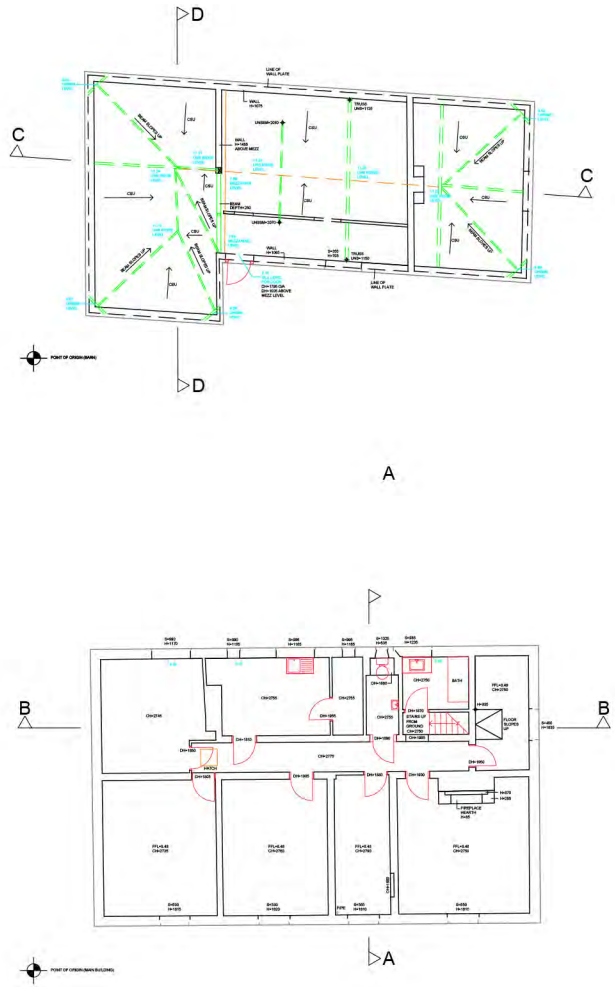
1. Standard time limit;
2. In accordance with plans;
3. Details to be submitted including all materials to be used, new internal and external services, details of noise/acoustic insulation, new internal architectural features, details of new stairways.
4. Listed building – making good
5. Work to match retained fabric

Article 35(2) Statement:

The local planning authority in making its recommendation 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 applications are recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.



GROUND FLOOR



FIRST FLOOR

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THE SURVEY ASSOCIATION

Legends:

Level Data
Spot Levels +99.76

Trees
Trees Are Drawn To Scale On The Survey, Descriptions Should Only Be Used As A Guide

Beech Bh
Type Hedge

UK Unknown Tree Type

Fence Types

BOI	Bollard Wire
CEE	Close Boarded
CI	Corrugated Iron
CL	Chain Link
CPF	Chestnut Paling
IE	Iron Railing
PAL	Picket Fence
PW	Post & Rail
PWI	Post & Wire

Abbreviations

ACU	Air Conditioner Unit	MH	Maximum Internal Height
BAL	Balcony	OH	Opening Height
BB	Bellbox Beacon	PB	Post Box
BO	Bollard	PM	Parking Meter
BS	Bus Stop	PO	Post
BU	Bush	RA	Rail
CATV	Cable TV Cover	RE	Rocking Eye
CH	Ceiling Height	RFV	Raised Floor Void
CHC	Ceiling Height Change	RP	Rain Pipe
CHG	Change Height	RWP	Rainwater Pipe
CL	Close Lines	S	Silt
CPS	Concrete Paving Slabs	SC	Stop Cock
CSU	Ceiling Slopes Up	SCH	Suspended Ceiling Height
DH	Door Height	SI	Sign Post
DP	Down Pipe	STN	Station
DR	Drain	SV	Stop Valve
EH	Eaves Height	SVP	Soil Vent Pipe
ER	Earth Rod	TAC	Tank Access Cover
FC	Flood Cock	TC	Telecom Cover
FFL	Finished Floor Level	TB	Telephone Box
FL	Flood Level	TL	Traffic Light
FH	Fire Hydrant	TP	Telegraph Pole
GG	Gully Grate	UC	Unknown Cover
H	Height	UNS	Unknown Structure
IC	Inspection Chamber	UNSBM	Underside Of Beam
LP	Lamp Post	UTL	Unidin To Lift
MH	Manhole	VP	Vent Pipe
		WOH	Window Over Height

REV.	DATE	BY	DESCRIPTION

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CLIENT
READSPICER ARCHITECTURE

SITE ADDRESS
THE MARLPIT PUBLIC HOUSE
HELLESDON ROAD
NORWICH
NORFOLK; NR6

TITLE
EXISTING FLOOR PLANS

DRAWN BY	DATE	SCALE	SHEET SIZE
JH	JUL 2015	1:100	A1
CHECKED BY	DATE	APPROVED BY	DATE
JHUMC	JUL 2015	CADS	JUL 2015

DRAWING No. 26334_FPSURVEY
REVISION 0

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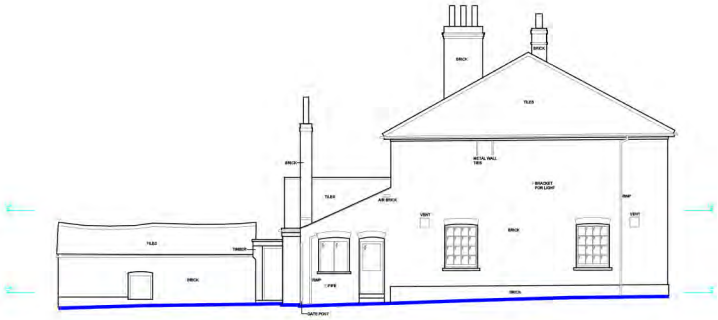
THE SURVEY ASSOCIATION

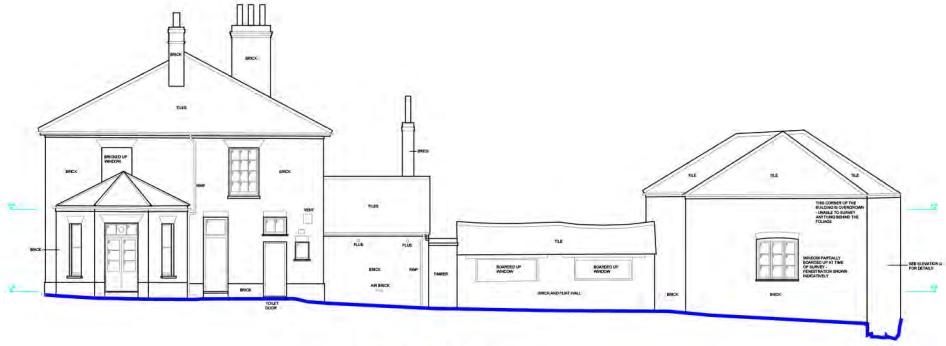
Legends:

ELEVATION A



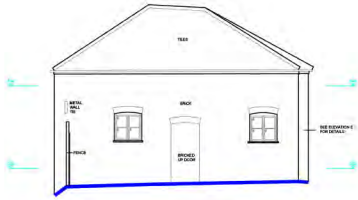
ELEVATION B

ELEVATION C

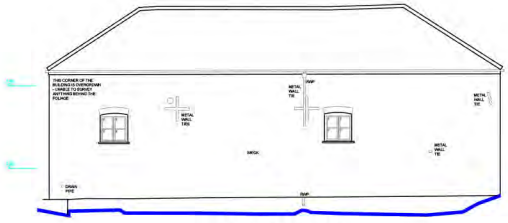


ELEVATION D

ELEVATION E



ELEVATION F



ELEVATION G

Level Data
Grid Levels +99.75

Trees
Trees Are Drawn To Scale On The Survey, Descriptions Should Only Be Used As A Guide

Bench Dia
Type Height

UK Unknown Tree Type

Fence Types

BW	Barbed Wire
CW	Close Boarded
CI	Corrugated Iron
CL	Chain Link
CP	Chestnut Paling
IR	Iron Railing
PA	Picket Fence
PW	Post & Rail
PW	Post & Wire

Abbreviations

ACU	Air Conditioner Unit	MH	Maximum Internal Height
AB	Air Brick	CH	Opening Height
BB	Bollard Bracket	PB	Post Box
BO	Bollard	PM	Parking Meter
BS	Box Step	PO	Post
BU	Bush	RA	Rail
CATV	Cable TV Cover	RE	Rodding Eye
CH	Ceiling Height	RFF	Rubbish Floor Void
CHC	Ceiling Height Change	RP	Rain Pipe
CHC	Cover Height	RWP	Rainwater Pipe
CL	Coal Hole	S	Sill
CPB	Concrete Paving Slabs	SC	Step Cock
CBU	Ceiling Drops Up	SCH	Supported Ceiling Height
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DP	Down Pipe	STN	Station
DR	Drain	SV	Stop Valve
EH	Eaves Height	SVP	Soil Vent Pipe
ER	Earth Rod	TAC	Tank Access Cover
FG	Field Gate	TC	Television Cover
FFL	Finished Floor Level	TB	Telephone Box
FL	Floor Level	TL	Traffic Light
FH	Fire Hydrant	TP	Telegraph Pole
GG	Gully Grate	TV	Television Cover
H	Height	UNS	Unknown Size
IC	Inspection Chamber	UNREV	Underside Of Rivers
LP	Lamp Post	UTL	Unable To Lift
MH	Manhole	VP	Vent Pipe
		WDH	Window Over Height

REV.	DATE	BY	DESCRIPTION

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CLIENT
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SITE ADDRESS
THE MARLPIT PUBLIC HOUSE
HELLESDON ROAD
NORWICH
NORFOLK; NR6

TITLE
EXISTING EXTERNAL ELEVATIONS

DRAWN BY	DATE	SCALE	SHEET SIZE
JH	JUL 2015	1:100	A1
CHECKED BY	DATE	APPROVED BY	DATE
JH/JMC	JUL 2015	CADS	JUL 2015

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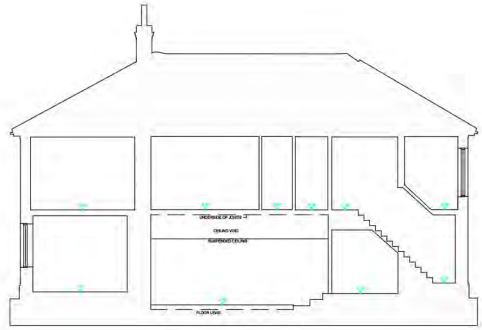
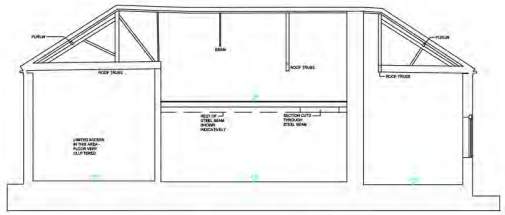
THE SURVEY ASSOCIATION

Legends:

SECTION A-A



SECTION B-B



SECTION C-C

SECTION D-D

Level Data

Spot Levels +99.70

Trees

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Beech Bh
Type Height

Lbt Unknown Tree Type

Fence Types

BW	Barbed Wire
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GG	Gully Grate
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SW	Stop Tap
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TAC	Tank Access Cover
TC	Telecom Cover
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TP	Telegraph Pole
UC	Unknown Cover
UHS	Unknown Hole
UNDER	Underside Of Beam
UTL	Under To Lift
VP	Vent Pipe
WCH	Window Cover Height

REV.	DATE	BY	DESCRIPTION

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CLIENT
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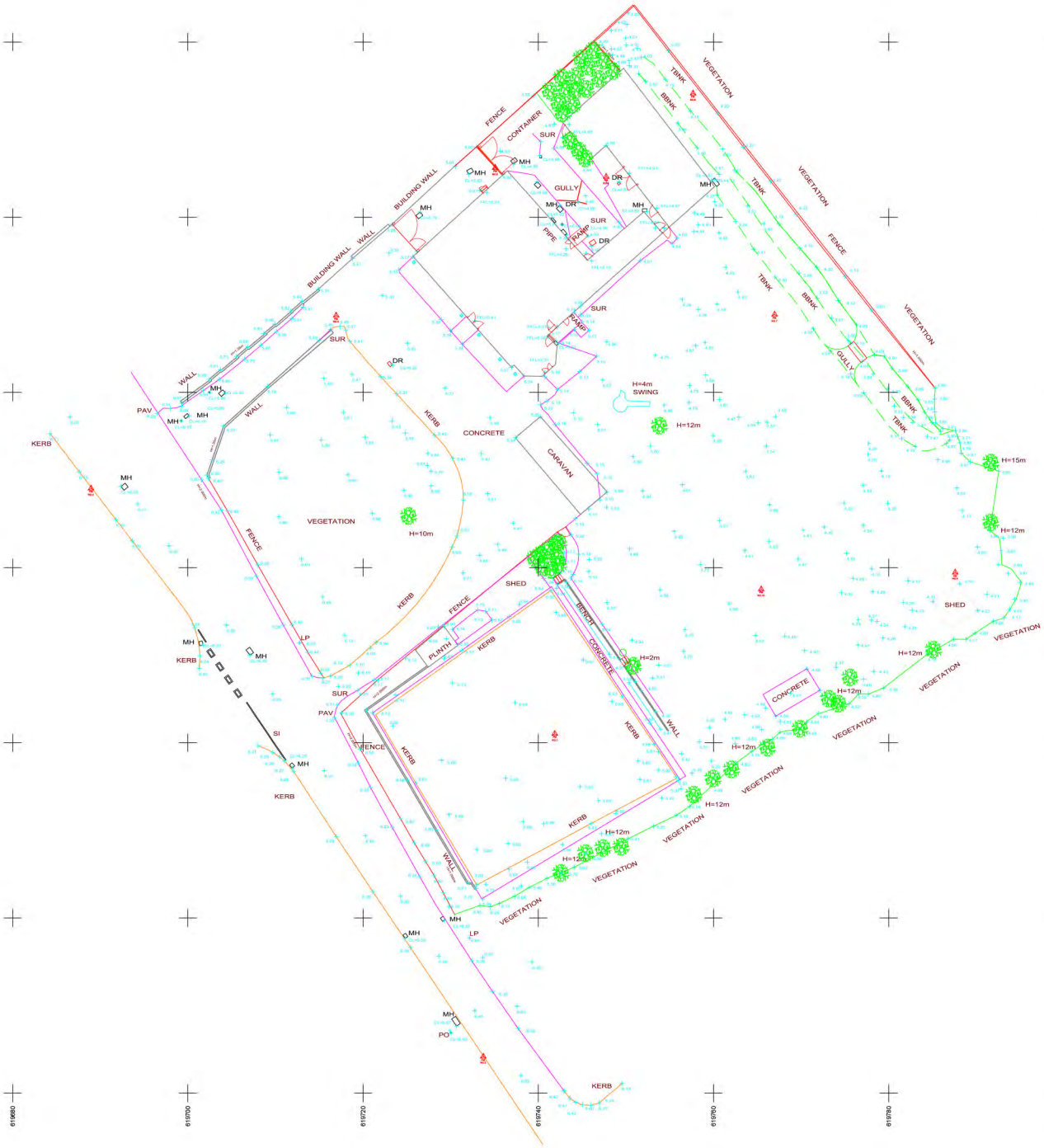
SITE ADDRESS
THE MARLPIT PUBLIC HOUSE
HELLESDON ROAD
NORWICH
NORFOLK; NR6

TITLE
SECTIONS

DRAWN BY	DATE	SCALE	SHEET SIZE
JH	JUL 2015	1:100	A1
CHECKED BY	DATE	APPROVED BY	DATE
JH/JMC	JUL 2015	CADS	JUL 2015

DRAWING No. 26334_SESURVEY
REVISION 0



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THE SURVEY ASSOCIATION

Legends:

N

PERMANENT MARKER CO-ORDINATES

MARKER	EASTING	NORTHING	LEVEL	TYPE
1	619741.889	309941.226	6.764	Survey Nail
2	619733.726	309934.379	6.570	Survey Nail
3	619688.957	309993.240	6.251	Survey Nail
4	619716.934	309988.985	6.371	Survey Nail
5	619738.090	309963.634	4.914	Survey Nail
6	619747.754	309954.527	4.676	Survey Nail
7	619766.975	309939.100	4.541	Survey Nail
8	619757.573	309914.541	4.359	Survey Nail
9	619787.591	309889.645	4.332	Survey Nail
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Site Survey Information:-

Fieldwork dates:- 30-09-15
Instrumentation:- Leica RTK GPS and 1205
Surveyors:- LBS/JH
Checked:- JMH

Survey Method:-

Source of control data:- GPS and Trimble VRS Network
Local control extended by traverse
Detail surveyed by:- LBS

Co-ordinate System:-

Projection:- No projection, scale factor k=1.000000 (real dimension)
Horizontal and vertical datum:- Based on OSGB36 (02)
Coordinates and orientation fixed in STN-01.

Level Data

Spot Levels +99.76

Trees

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Beech Bh
Type Height

UK Unknown Tree Type

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CLIENT
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SITE ADDRESS
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HELLESDON ROAD
NORWICH
NORFOLK; NR6

TITLE
EXISTING SITE PLAN

DRAWN BY	DATE	SCALE	SHEET SIZE
LBS	JUL 2015	1:250	A1
CHECKED BY	DATE	APPROVED BY	DATE
LBS/JMC/AE	JUL 2015	CADS	JUL 2015

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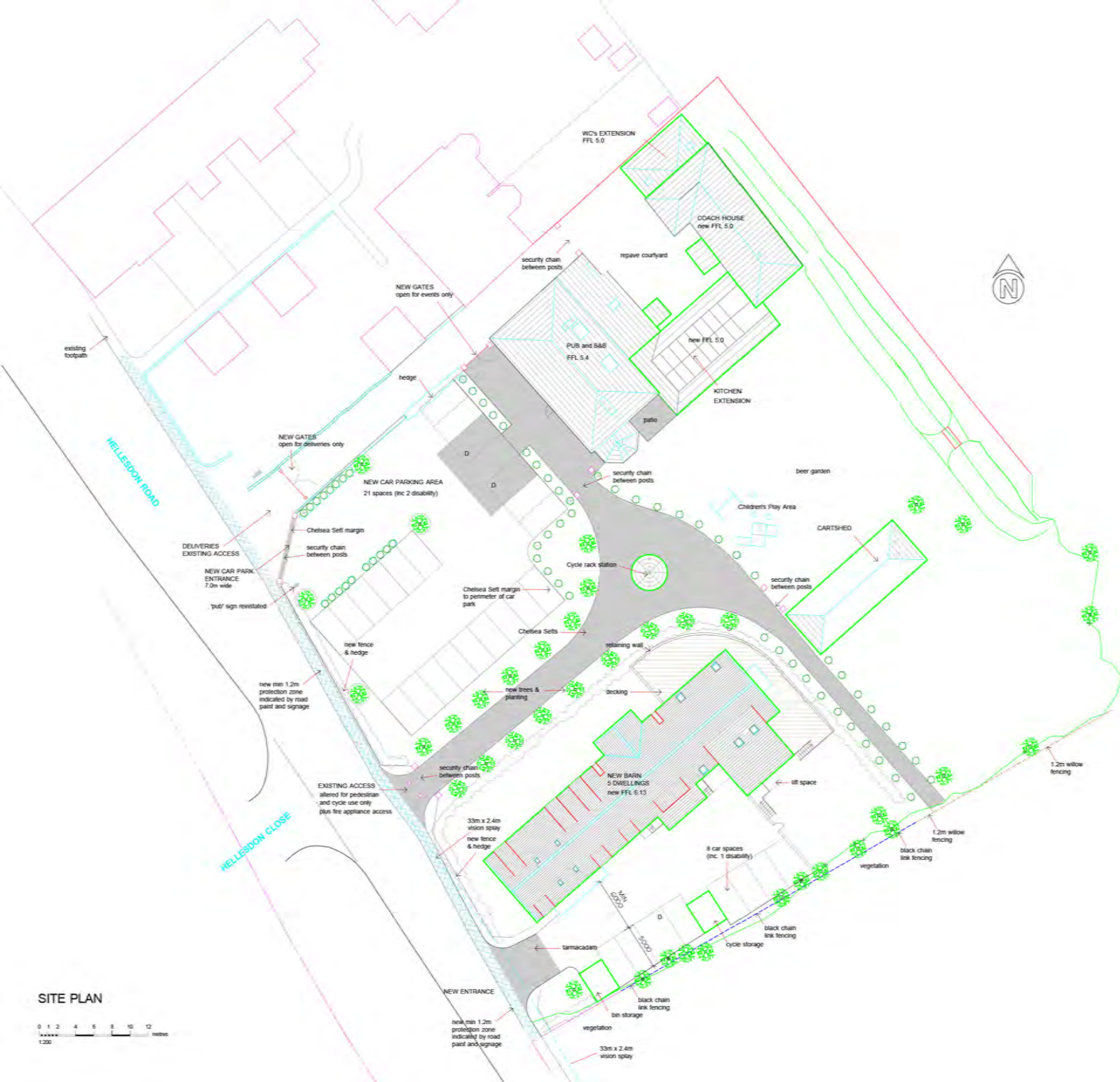

SITE PLAN

0 1 2 4 6 8 10 12 metres
1:200

No.	Date	Revision
I	16/02/18	Pavilion and link omitted
H	16/02/18	'Hut Garden' site omitted
G	01/02/18	Position of site boundary corrected
F	30/01/18	Rectangle adjacent to gym patio removed
E	24/01/18	Dormer roofs to New Barn changed to slates
D	11/01/18	Numerous amendments to parking areas, etc. Roof plan of New Barn updated
C	03/01/18	Extent of protected route amended Car parking to new barn amended Nature and extent of fencing to east of new barn clarified
B	19/12/17	Road boundary re-aligned Bno. site entrances amended New barn shown as floor plan, not roof plan Layout of main car park amended Site layout for new barn amended Existing levels omitted
A	22/11/17	New Barn - floor plan and existing levels shown

WILLIAM GLOVER Architectural Technologist MCIAT
THE OLD STABLES 1 GRANGE FARM BARNS BRAMERTON
NORWICH NR14 7DW TEL : (01508) 558893 Email:mail@wrglover.co.uk

CLIENT : MARLPIT ESTATES LTD

JOB : THE MARLPIT ARMS HELLESDON ROAD NORWICH

TITLE: SITE LAYOUT PLAN

DATE : APR - 2017 SCALE : 1:200 DRWG : 1078/(--)011

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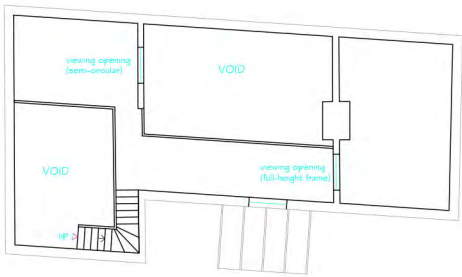
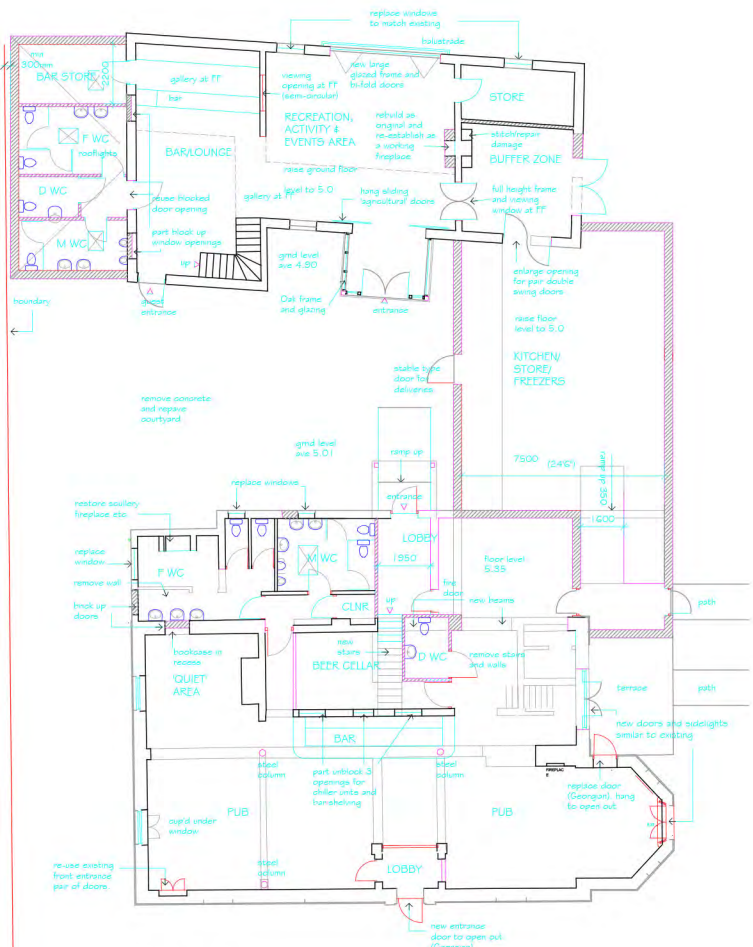
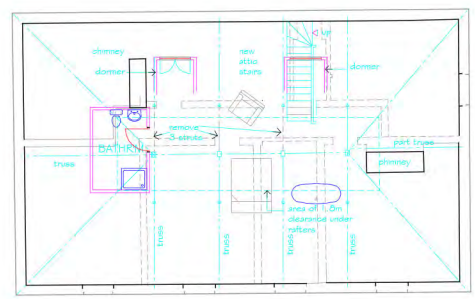


FIRST FLOOR (GALLERY)

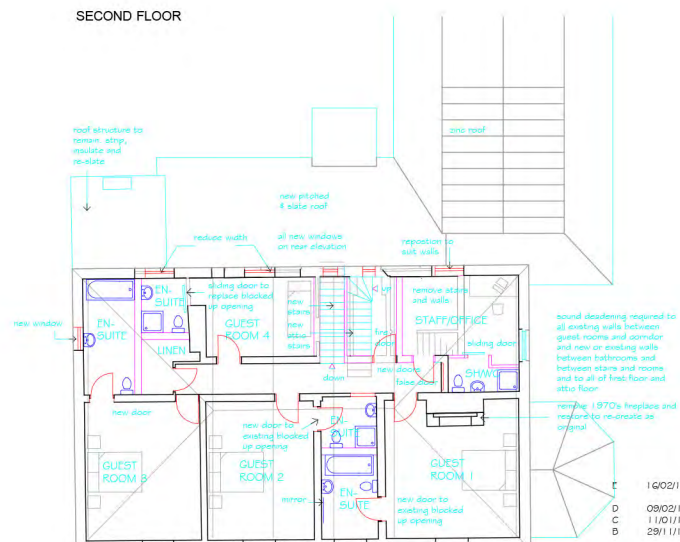


GROUND FLOOR

0 0.5 1 2 3 4 5 6 metres
1:100



SECOND FLOOR



FIRST FLOOR

No. :	Date:	Revision:
E	16/02/18	Pavillion and link omitted. Minor changes to internal layout of the Coach House
D	09/02/18	External steps added to Pavillion
C	11/01/18	Roof to porch at first floor relocated
B	29/11/17	Porch to Recreation, Activity and events area amended
A	21/11/17	First floor plan (gallery) added Juliet balcony changed to dormer on second floor

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CLIENT : MARLPIT ESTATES LTD.

JOB : THE MARLPIT ARMS. HELLESDON ROAD. NORWICH

TITLE: PROPOSED GROUND, FIRST FLOOR AND ATTIC PLANS.

DATE : APR - 2017 **SCALE :** 1:100 **DRWG :** 1078/(--)02 E

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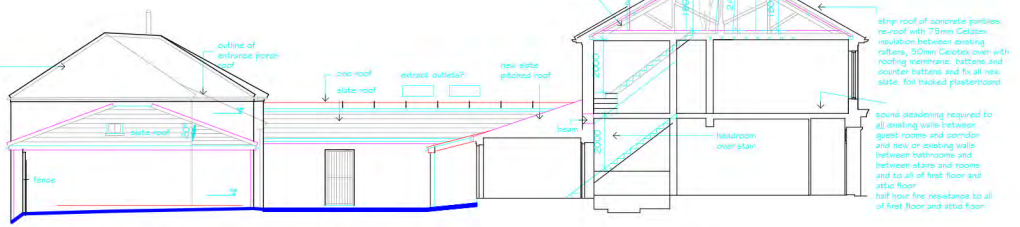
WINDOW CONSTRUCTION
All new windows to be manufactured from timber with glazing and profiles to match existing

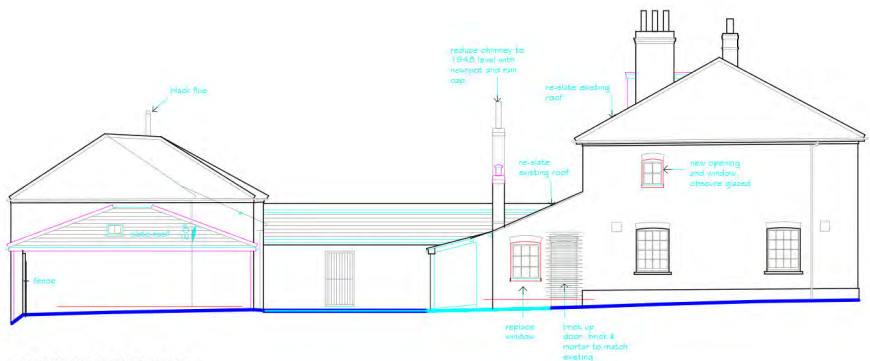
COLOUR OF EXTERNAL WINDOWS AND DOORS
Windows
all windows frames Little Greene paint NE range - colour Bath Stone 64
Doors
all doors Farrow & Ball paint
- colour Ball Green 75
Plinth
plinth Little Greene paint
NE range
- colour Grey Moss 234

a sound insulating ceiling beneath the roof structure comprising 2x15mm dense plasterboard (Gyproc SoundBloc) to give a minimum combined mass per unit area of at least 25kg/m2. Ceiling to be suspended with either a proprietary MF system (British Gypsum Casoline or fixed to the trusses via resilient bars (British Gypsum GypFrame RB1). There is to be a minimum void of at least 200mm between the upper surface of the plasterboard and the underside of the roof tiles containg at least 100mm mineral wool insulation



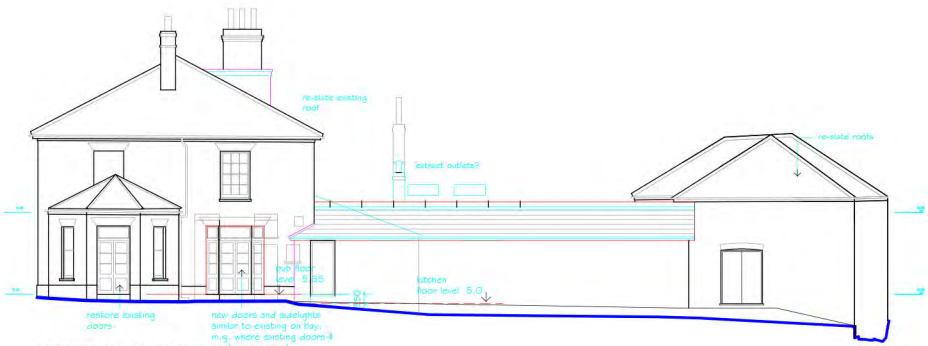
NORTH WEST ELEVATION

GENERAL SECTION

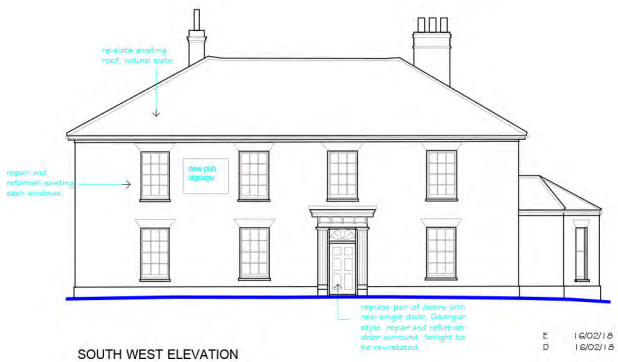


NORTH WEST ELEVATION

COURTYARD NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

0 0.5 1 2 3 4 5 6 metres
1:100

No. :	Date:	Revision:
E	16/02/18	Pavilion and link omitted
D	16/02/18	Pavilion building supported on steel beams and posts External steps added to pavilion
C	24/01/18	Dormers shown on nw elevation Note added re new windows Note added regarding acoustic requirements for Coach House
B	11/01/18	Climbing planting omitted from south-east elevation of kitchen extension
A	21/11/17	Dormer with juliet balcony on courtyard north east elevation replaced with dormer as elsewhere on roof

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CLIENT : MARLPIT ESTATES LTD.

JOB : THE MARLPIT ARMS. HELLESDON ROAD. NORWICH

TITLE: PROPOSED ELEVATIONS 1.

DATE : APR - 2017 **SCALE :** 1:100 **DRWG :** 1078/(--)03E

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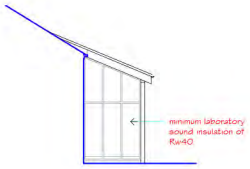
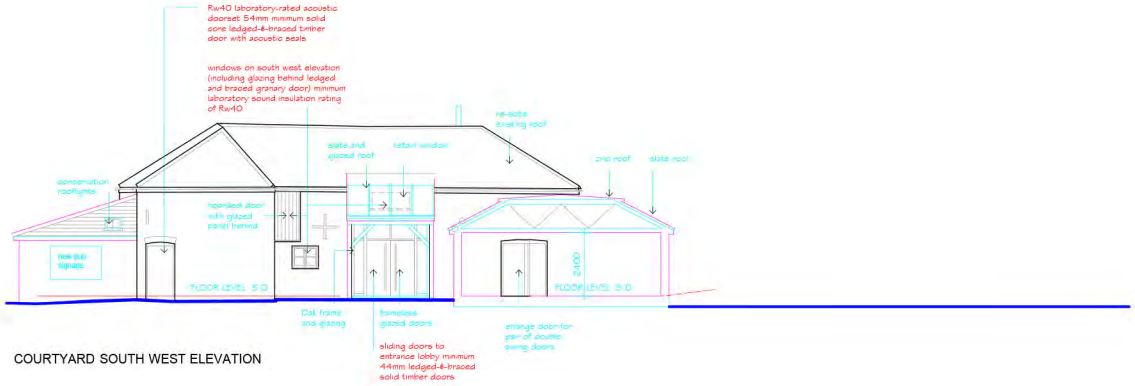
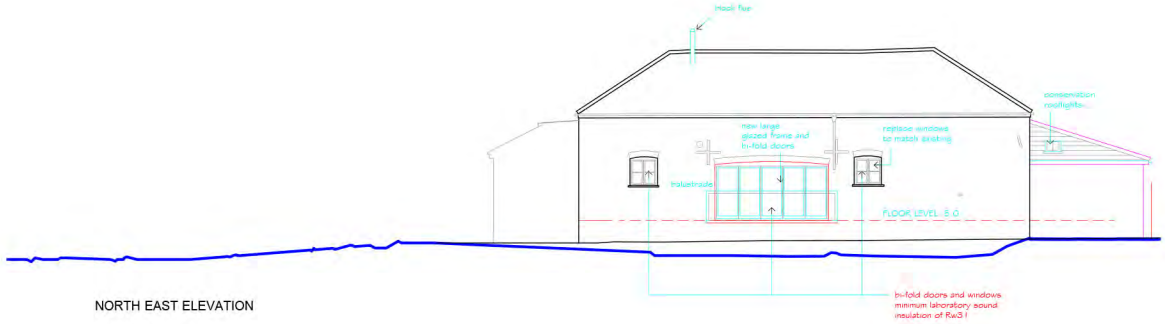


COURTYARD NORTH WEST ELEVATION
ENTRANCE PORCH



COURTYARD SOUTH WEST ELEVATION



NORTH EAST ELEVATION

0 0.5 1 2 3 4 5 6 metres
1:100

No. :	Date:	Revision:
G	12/02/18	Pavilion and link omitted
F	09/02/18	Pavilion building supported on steel beams and posts External steps added to pavilion
E	24/01/18	Acoustic specifications added
D	18/01/18	Cladding omitted from toilet extension
C	11/01/17	Number of leaves decreased to bi-fold doors on north-east elevation North-east wall to Coach House-Pavilion link and Toilet/Cellar extension amended to western red cedar cladding
B	29/11/17	Porch to Recreation, Activity and Events area amended
A	21/11/17	North west elevation of porch added

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JOB : THE MARLPIT ARMS, HELLESDON ROAD, NORWICH

TITLE: PROPOSED ELEVATIONS 2.

DATE : APR - 2017 **SCALE :** 1:100 **DRWG :** 1078/(--)04G

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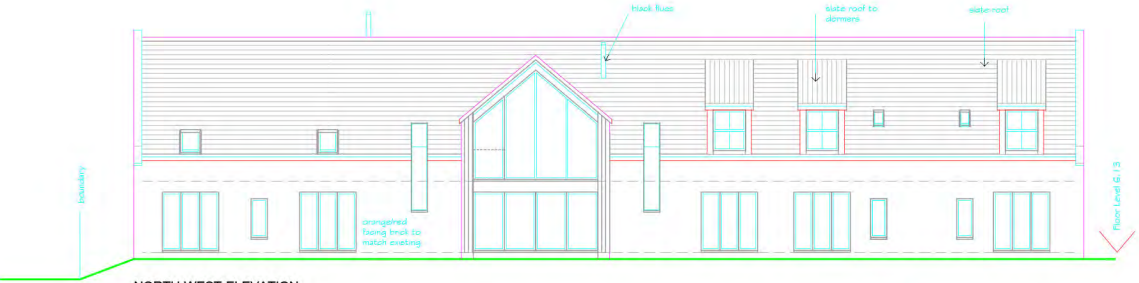
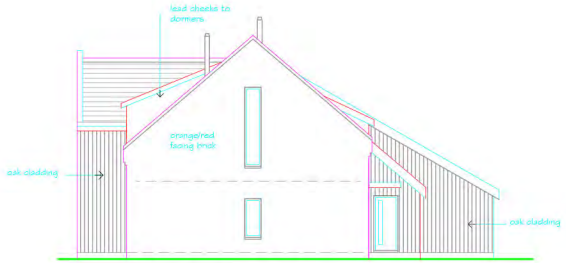


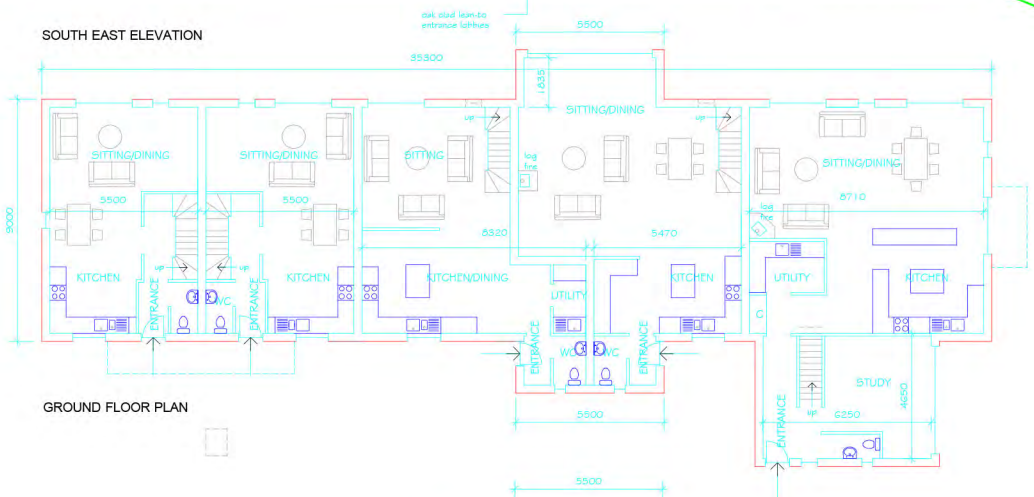
NORTH WEST ELEVATION



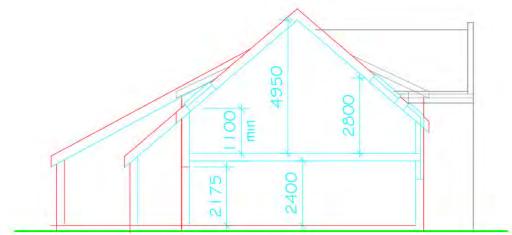
SOUTH WEST ELEVATION

SOUTH EAST ELEVATION

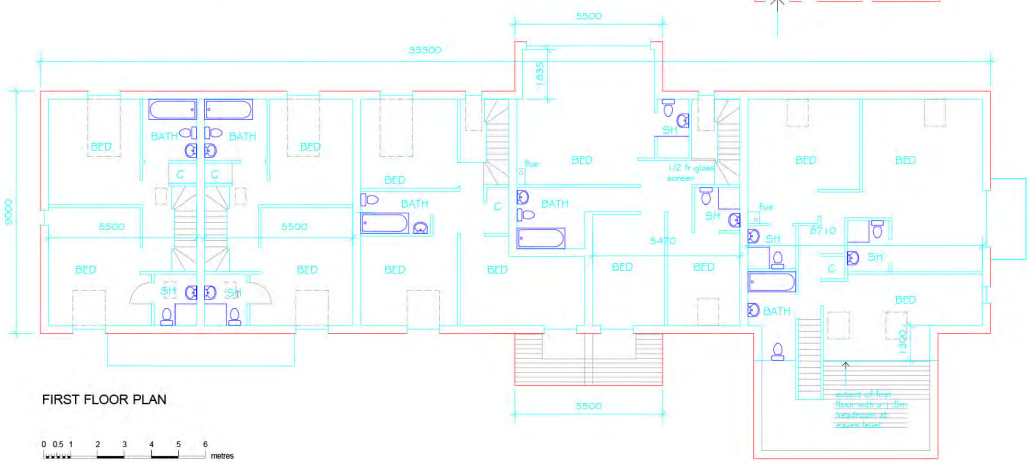
NORTH EAST ELEVATION



GROUND FLOOR PLAN



GENERAL SECTION



FIRST FLOOR PLAN

0 0.5 1 2 3 4 5 6 metres
1:100

Floors
all rooms and frames to be in timber, painted
Windows
Windows generally to be finished powder coated aluminium
The gable glazing to be powder coated aluminium externally and painted timber internally

No. :	Date:	Revision:
B	24/01/18	Sides of gable to south elevation clad in oak All timber cladding to be in oak Dormer roofs changed to slate with lead cheeks Zinc parapet cappings omitted Window and door specifications amended
A	12/01/18	General amendments to elevations Extent of wall cladding indicated

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JOB : THE MARLPIT ARMS. HELLESDON ROAD. NORWICH

TITLE: 5 DWELLINGS. PLANS AND ELEVATIONS.

DATE : APR - 2017 **SCALE :** 1:100 **DRWG :** 1078/(--)05B

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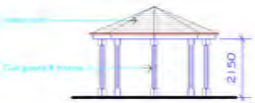
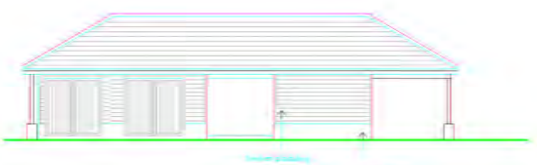


ELEVATION

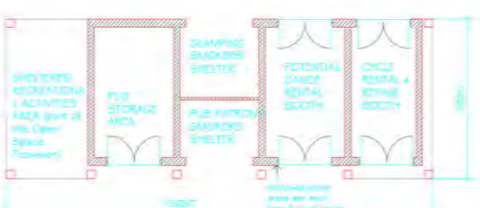
PLAN

CYCLE RACK STATION

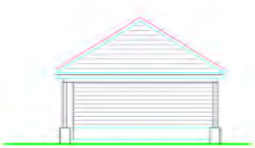
NORTH WEST ELEVATION



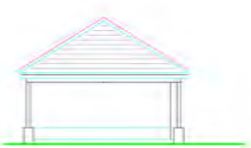
SOUTH EAST ELEVATION



PLAN



SOUTH WEST ELEVATION



NORTH EAST ELEVATION

0 0.5 1 2 3 4 5 6 metres
1:100

No.	Date:	Revision:
B	24/01/18	Notes added to cycle rack station
A	17/01/18	Cycle rack station added

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CLIENT : MARLPIT ESTATES LTD.

JOB : THE MARLPIT ARMS, HELLESDON ROAD, NORWICH

TITLE: PROPOSED CARTSHED BUILDING AND CYCLE RACK STATION

DATE : APR - 2017 **SCALE :** 1:100 **DRWG :** 1078(--)06B