



# NORWICH City Council

**Committee name:** Planning applications

**Committee date:** 15/01/2026

**Report title:** 25/01071/F Norwich City Football Club

**Report from:** Head of planning and regulatory services

**OPEN PUBLIC ITEM**

**Purpose:**

To determine:

**Application no:** 25/01071/F

**Site Address:** Norwich City Football Club, Carrow Road, Norwich,  
NR1 1JE

**Decision due by:** 23/01/2026

**Proposal:** New stair/lift core adjacent to the existing South Stand entrance, limited facade changes to incorporate larger glazing units and louvres and the formation of two new vomitories affording access into the stadium bowl from the second floor.

**Key considerations:** Design; Amenity

**Ward:** Thorpe Hamlet

**Case Officer:** James Kettley

**Applicant/agent:** Samanta Berzina

**Reason at Committee:** Objections

**Recommendation:**

It is recommended to approve the application for the reasons given in the report and subject to the planning conditions set out at the end of this report, and grant planning permission.

## The site and surroundings

1. The site is a stadium primarily used for football matches, it is located southeast of the city centre. It is located in walking distance of the nearby train station and is in close proximity to residential dwellings as well as Riverside shopping complex.
2. The stadium is a large structure with a large seating area surrounding the pitch, an internal concourse, and features facilities such as a bar, kiosks, and toilets. There are entry points around the stadium for pedestrians to access the stadium as well as Carrow Road running around the stadium.
3. The South Stand is opposite Carrow Road's car park and is the location for Norwich City Football Club's staff entrance.

## Constraints

4. The site is in flood risk zone 2.

## Relevant Planning History

5. The records held by the city council show the following planning history for the site.

Ref	Proposal	Decision	Date
04/01163/F	Change of use of part of Jarrolds Stand to sponsors show room.	Approved	19/11/2004
04/01180/F	Erection of new electrical sub-station.	Approved	09/12/2004
12/01194/F	External refurbishment, replacement of existing signage and cladding, and introduction of revised 'Directors Entrance' entry doors from Carrow Road. Removal of redundant ticket office full height external glazing to be replaced with high level windows to match existing and low level cladding panels.	Approved	06/08/2012
13/00274/F	Extension of existing community sports facility and increase of roof height to provide classroom and enlarged multi use hall/dance studio area and relocated stores.	Approved	22/07/2013
13/01338/F	Retrospective application for extension to rooftop media gantry and extended access stairs and enclosure to roof walkway on Jarrold Stand.	Approved	14/11/2013
16/00735/F	Installation of 1 No. temporary retail kiosk and retention of 1 No. temporary retail kiosk.	Refused	07/07/2016
18/01802/F	Installation of new window to northeast elevation, in-between services doors 1 and 2.	Approved	15/01/2019
22/01295/F	Forming 2 No. openings in northeast facing elevation (The Barclay Stand) at ground floor level. Installation of air	Approved	23/12/2022

	handling equipment to flat roof above.		
25/01070/F	Proposed remodelling of existing Regency Stand to provide updated Concourse areas with associated kiosks and sanitary facilities. Alterations to front elevation to provide new entrance and escape doors. Alterations to stadium bowl seating and Vomitory TL to provide new level access to stadium bowl.	Pending consideration	

## The Proposal

6. The proposal consists of a multi-storey external extension to the South Stand of the stadium with alterations made to the main staff entrance into the stadium. The extension is a new staircore and will measure approx. 11m in width and 13m in length. It will have 2 new entrances.
7. There are further external alterations with two new non-fan entrances being formed.
8. There will be changes to the external appearances of the South Stand. The materials used will be dark grey aluminium, black brick, and mid-grey cladding.
9. There are internal alterations relating to the creation of new vomitories into the seating area of the stadium. These changes are internal and are not material planning considerations. These internal changes do not require planning permission and do not form part of the assessment of this application.

## Representations

10. Adjacent and neighbouring properties have been notified in writing. 1 letter of representation have been received citing the issues as summarised in the table below:

Issues raised	Response
Fan safety	See other matters.
Noise from the planned fan zone	This is not part of the planning application.
Heritage of Carrow Road seating arrangements	Any changes to fan arrangements does not form part of this planning application.

## Consultation responses

11. 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.

## Statutory and non-statutory consultees

Norfolk Constabulary (Architectural Liaison)

12. The consultee suggested a series of safety measures to the applicant including CCTV monitoring, roller shutters, external lighting and intruder alarm systems.

The applicant has been made aware of these security measures.

13. Please note, the potential movement of away fans to this area was discussed at length during a site visit and whilst this may be of concern, it is not one that can be address using this application for proposed alterations and remodelling of the Regency Stand.

Counter Terrorism Security Advisor

14. No comments were received.

## **Assessment of Planning Considerations**

### **Relevant Development Plan Policies**

#### **15. Greater Norwich Local Plan for Broadland, Norwich and South Norfolk adopted March 2024 (GNLP)**

- GNLP1 Growth Strategy
- GNLP2 Sustainable Communities
- GNLP3 Environmental Protection and Enhancement
- GNLP6 Economy (including retail)

#### **16. 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
- DM4 Providing for renewable and low carbon energy
- DM5 Planning effectively for flood resilience
- DM11 Protecting against environmental hazards
- DM16 Supporting the needs of business
- DM22 Planning for and safeguarding community facilities
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety

Other material considerations

#### **17. Relevant sections of the National Planning Policy Framework 2024 (NPPF):**

- NPPF2 Achieving sustainable development
- NPPF4 Decision-making
- NPPF6 Building a strong, competitive economy
- NPPF8 Promoting healthy and safe communities
- NPPF9 Promoting sustainable transport

- NPPF12 Achieving well-designed places

## **Case Assessment**

18. 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 Policy Framework (NPPF), the council's 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**

19. Key policies and NPPF Sections– GNLP2, DM3, NPPF Section 12.

20. The overall design of the proposal is considered acceptable, the majority of the materials are coloured dark grey which matches the existing materials on the exterior of the stand.

21. The staircore extension will have a framed curtain walling which matches the current material of that part of the stadium.

### **Main Issue 2. Amenity**

22. Key policies and NPPF Section – DM2, DM11, NPPF Section 12.

23. The proposal will not have a significant impact on the amenity of the site. The site is used for events and is known to be a busy area at certain times of the week; the proposal does not cause significant change to the amenity at these times. The changes in entrances does not result in any increased capacity of the stadium so the overall footfall of the site will remain similar and the aural amenity will not change. Therefore, there is not a change in amenity impacts.

24. Installation of framed curtain walling on the new staircore is similar to the existing structure and does not cause any change in overlooking.

### **Other matters**

25. There was a flood risk assessment which concluded that there is no increase in flood risk from the proposal, either on site or elsewhere.

26. Norfolk constabulary was consulted regarding the concerns about different fans interacting outside the stadium. They stated that the movement of away fans to this part of the stadium was not a matter of concern for this application. They suggested safety measures for the site that the applicant has been made aware of.

### **Equalities and diversity issues**

27. There are no equality or diversity issues.

## **Local finance considerations**

28. 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. 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.

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

## **Human Rights Act 1998**

30. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

## **Section 17 of the Crime and Disorder Act 1998.**

31. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

## **Planning Balance and Conclusion**

32. 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**

33. To approve application 25/01071/F, Norwich City Football Club, Carrow Road, Norwich, NR1 1JE and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;

**Appendices:** None

**Contact officer:** Planning Officer

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