

**Planning Applications Committee**  
**30th July 2009**  
**Section B**

<b>Agenda Number:</b>	B3
<b>Section/Area:</b>	Inner
<b>Ward:</b>	Thorpe Hamlet
<b>Officer:</b>	Mark Brown
<b>Valid Date:</b>	19th May 2009
<b>Application No:</b>	09/00406/F
<b>Site Address:</b>	126 - 140 King Street Norwich
<b>Proposal:</b>	Demolition of existing industrial buildings and redevelopment of site to provide 22 No. one and two bedroomed flats, a single A1 retail unit and conversion of existing outbuilding into 1 No. residential unit with associated parking and external works.
<b>Applicant:</b>	<b>Citygate Developments</b>
<b>Agent:</b>	<b>Chaplin Farrant Limited</b>

**The Site**

The site is located to the west of King Street on the corner of Music House Lane. St Julians Alley runs to the north of the site with St Julians Church located to the northwest. To the west are single storey industrial buildings which have consent for redevelopment for YMCA 'Move On' accommodation consisting of 40no. self contained bedsit flats. To the south of the site on the opposite side of Music House Lane is a currently empty site which has consent for redevelopment with 34no. residential units.

The site itself is occupied by industrial units currently used for various car servicing and repair. To the northwest corner of the site is a building which has been dated, in two phases, to 1870's and 1888 which is of some historic interest. The site is located within the City Centre Conservation Area and the Area of Main Archaeological Interest.

## **Background and History**

Members may recall an identical application which came before the Planning Committee on 11 December 2008 (app. no. 08/01079/F) and was given a resolution to approve subject to the signing of a section 106 agreement or to refuse if this was not completed by the expiry date on 09 January. As the section 106 agreement was not completed by the expiry date, the application was refused.

This application is therefore an identical resubmission and the section 106 agreement is progressing well.

## **The Proposal**

The proposed development involves the demolition of all buildings on the site other than the C19 outbuilding to the northwest which is to be converted to a single residential unit. Redevelopment includes 22 no. one and two bedroomed flats and a single 156sqm A1 retail unit at ground floor on the corner of King Street and Music House Lane. The scale of the new buildings ranges from 3½ to 4½ storeys. Parking is provided for 22no. cars at ground floor level along with cycle parking and bin stores. A raised communal terrace is located to the rear of the site above the car parking.

## **Consultations**

**Neighbours:** Advertised on site, in the press and neighbours notified. One letter of objection from the Waterfront, advising that whilst they welcomed appropriate redevelopment of the area they feel the nature of this proposal would be incompatible with their business by virtue of potential noise disturbance to future residents and concerned that the mix of residents with the late night economy would be unsuccessful. Opening of the new bridge is also likely to increase late night pedestrian movements in the area.

**Norwich Society:** This is a resubmission of a scheme which received permission 18 months ago. The committee felt the 5 storey development on the corner of King St and Music House Lane was too high. This should be 4 storeys at this point.

**Environment Agency:** No objection subject to conditions

**Norfolk Landscape Archaeology:** No objection subject to condition

## **Planning Considerations**

### **Relevant National Planning Policy**

PPS1 – Delivering Sustainable Development

Supplement to PPS1 – Planning and Climate Change

PPS3 – Housing

PPG13 – Transport  
PPG15 – Planning and the Historic Environment  
PPS22 – Renewable Energy

**Relevant East of England Plan Policies:**

ENV7 – Quality in the built environment  
ENG1 – Carbon dioxide emissions and energy performance  
WM6 – Waste Management in Development

**Relevant Local Plan Policies:**

Adopted City of Norwich Replacement Local Plan Saved Policies:

NE9 – Comprehensive landscaping scheme and tree planting  
HBE3 – Area of main archaeological interest  
HBE8 – Development within conservation areas  
HBE12 – High quality of design  
EP1 – Contaminated Land  
EP16 – Water conservation and sustainable drainage systems  
EP18 – High standard of energy efficiency for new development  
EP22 – High standard of amenity for residential occupiers  
HOU6 – Contribution to community needs and facilities by housing developers  
HOU13 – Proposals for new housing development on other sites  
HOU15 – Conversion of vacant or underused parts of buildings  
SHO3 – Locational conditions for new retail development – sequential test  
CC11 – King Street Area  
SR7 – Provision of children's equipped playspace to serve development  
TRA5 – Approach to design for vehicle movement and special needs  
TRA6 – Parking standards – maxima  
TRA7 – Cycle parking standard  
TRA8 – Servicing provision  
TRA11 – Contributions for transport improvements in wider area

**Supplementary Planning Documents and Guidance (SPD and SPG):**

Open Space and Play Provision SPD adopted – June 2006  
Transport Contributions from Development SPD Draft for Consultation – January 2006  
Energy Efficiency and Renewable Energy SPD adopted – December 2006  
City Centre Conservation Area Appraisal – September 2007

**Principle**

The site is unallocated and therefore the principle is assessed against policy HOU13. This allows for residential redevelopment on brownfield sites subject to a number of criteria covering access and accessibility, amenity, density, character and range of housing types, these are discussed further below.

In terms of density the proposals at 203 dwellings per hectare are considered to be appropriate for a flatted development in this part of the City. In relation to the retail elements of the proposal the development is close to St Anne's Wharf and

on King Street which forms the key route between the two primary retail areas, as such small retail proposals such as this are considered appropriate in this location to strengthen the linkages between the two shopping locations in accordance with policy CC11 and as recommended by the Norwich Sub-Region: Retail and Town Centres Study October 2007.

The existing buildings to be demolished on the site do not contribute positively to the Conservation Area. The demolition of these is considered acceptable subject to the redevelopment of the site. The C19 outbuilding is considered to contribute positively to the area, hence its retention and conversion which is considered acceptable under saved policy HOU15.

### **Design**

King Street forms the central part of the King Street Character Area within the City Centre Conservation Area and is designated as being of “High” significance. The site lies within the setting of important listed buildings including the Grade I Dragon Hall, the Grade I St Julian’s Church and the Grade II\* building at 125-129 King Street opposite, previously Bennetts.

The area of the proposed development lies adjacent to Locally Listed buildings listed at 120a and 124 King Street. These are early C19th 2 and 3 storey buildings. The listing includes the building to the rear which incorporates much earlier fabric.

The retention and conversion of the C19th brick building is welcomed and the proposed internal layout and resultant fenestration pattern are considered acceptable subject to conditions on the details of finishes. The layout of the new build elements is considered appropriate and completes the building line of this block which is hard against the footpath. Frontages are proposed onto St Julians Alley, King Street and Music House Lane.

In terms of height the proposals range between 3½ and 4½ storeys. This height is considered appropriate, particularly in the context of the recently approved development on the other corner of Music House Lane and King Street which is five storeys in height and the YMCA which is four storeys in height but due to topography taller than the buildings proposed under this application.

The design for the new building takes a traditional approach which is considered acceptable in this location a similar approach to that taken on other developments in the area. This is considered acceptable subject to conditions requiring details of materials.

### **Amenity**

The only adjacent site currently in use is the property on the opposite side of St Julians Alley at 124 King Street. Two second bedrooms on the first and second floor of the proposed development are almost opposite windows in 124 King

Street. Therefore a degree of obscurity to the lower pains is considered appropriate and should be conditioned.

With reference to the comments received from the Waterfront, the King Street area is identified in saved policy C11 as a priority area for regeneration which has substantially been housing led. King Street is also an important regeneration area for meeting the strategy housing need of the City Centre. Indeed a number of housing developments have been approved adjacent to the site in recent years. Given the location of a late night facility within close proximity to the site there may be some impact on the amenity of future residents, however it is not considered that this would be so substantial as to warrant refusal of the application. Also unlike other residential sites in the area there is no residential accommodation at ground floor level.

### **Environmental Considerations**

The energy efficiency statement details measures to increase air tightness over and above baseline building regulation requirements and therefore reduce space heating requirements, this along with the provision of efficient lighting and appliances results in reductions in energy consumption. Air source heat pumps are proposed to secure the 10% energy from decentralised and renewable or low carbon sources as required by policy ENG1. Full details of this provision would need to be conditioned.

### **Planning Obligations**

The application triggers a number of items which would need to be secured via a S106 agreement or undertaking as follows:

- A contribution towards children's play space of £17,664.00
- A transportation contribution of £6,207.30

The above contributions would be triggered on occupation. Good progress has been made with the section 106 agreement and this should be completed by the expiry date on 18 August 2009.

### **Conclusions**

The proposals provide for the redevelopment of a brownfield site within the City Centre. Having considered the proposals against planning policy and other material planning considerations it is considered that the proposals are appropriate subject to a S106 agreement or undertaking and conditions.

### **Recommendations**

(1) Approve planning permission subject to the completion of a S106 agreement by the 18 August 2009 to include the provision of contributions to child play space and transportation and the following conditions:

1. Standard time limit;

2. Samples of bricks, mortar, render colour, roof materials
3. Details of external joinery and dormer windows
4. Rainwater goods to be cast iron or cast aluminium
5. Details for the provision of 10% of the sites energy from decentralised and renewable or low carbon sources
6. Submission of a scheme for the provision and implementation of water, energy and resource efficiency measures;
7. Contamination Investigations;
8. Cycle storage and bin storage to be provided prior to first occupation;
9. Hard and Soft landscaping scheme;
10. Upkeep and maintenance of landscaped areas;
11. Obscure glazing to the second bedroom windows on the northern elevation at first and second floor level;
12. Obscure glazing to the window on the eastern elevation of the outbuilding;
13. Archaeological Evaluation.

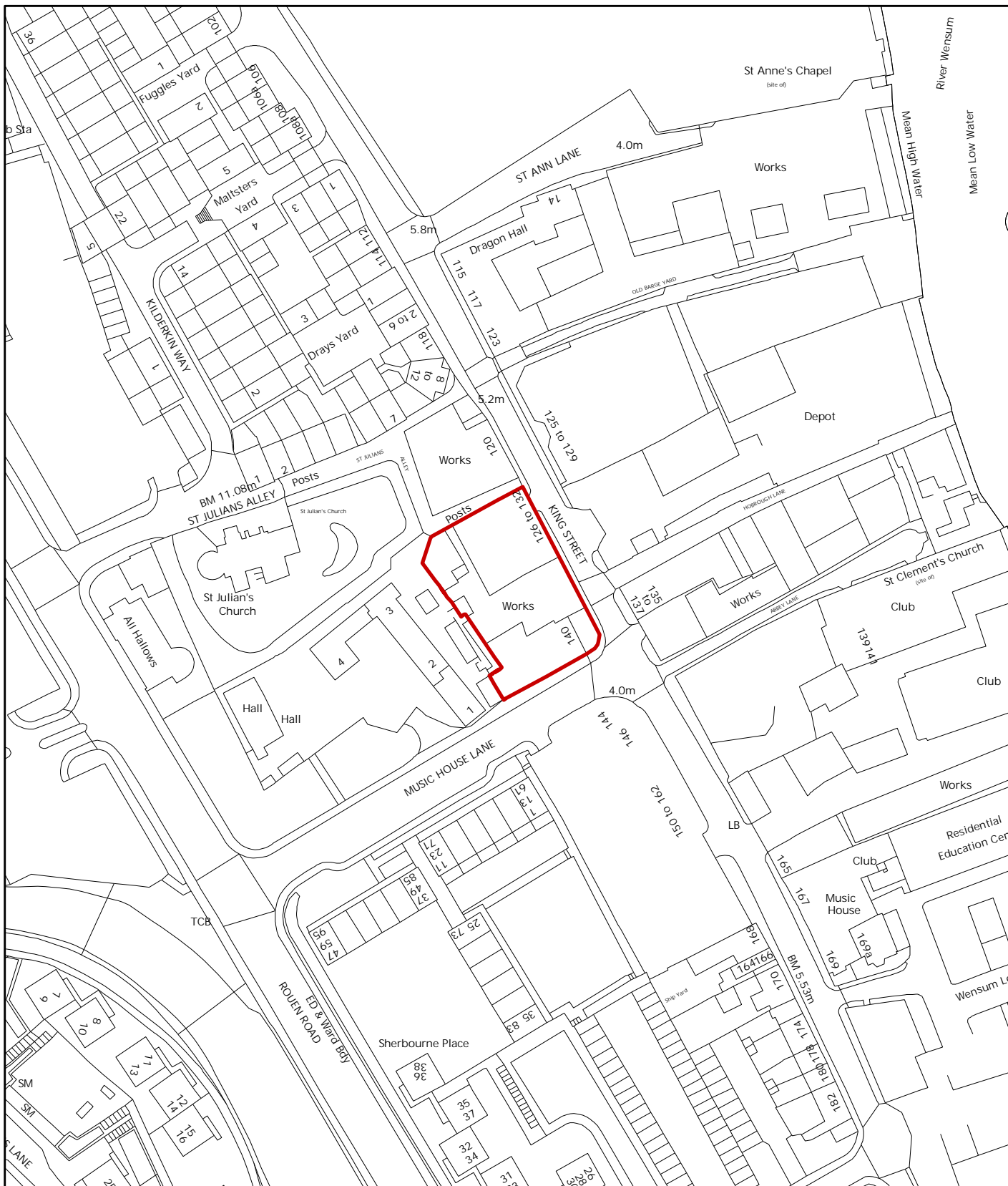
(2) Where the S106 is not completed prior to 18 August 2009, approve planning permission subject to the conditions listed above and the following additional condition:

1. The development hereby permitted shall not commence until an agreement under section 106 of the Town and Country Planning Act 1990 has been completed securing provision of those matters required to be secured by way of section 106 agreement in the report to committee dated 30 July 2009 and which is substantially in the form of the document annexed to this planning permission unless otherwise agreed with the Local Planning Authority in writing.

#### Reason for Recommendations

The recommendation has been made with regard to the provisions of the development plan, so far as material to the application including policies ENV7, ENG1 and WM6 of the adopted East of England Plan Regional Spatial Strategy, saved policies NE9, HBE3, HBE8, HBE12, EP1, EP16, EP18, EP22, HOU6, HOU13, HOU15, SHO3, CC11, SR7, TRA5, TRA6, TRA7, TRA8 and TRA11 of the adopted City of Norwich Replacement Local Plan, PPS1, Supplement to PPS1, PPS3, PPG13, PPG15 and PPS22.

Having considered all of the above and other material planning considerations it is considered that subject to the conditions listed and the contents of the S106 agreement that the proposals are an appropriate redevelopment of a central brownfield site in a sustainable manor which would enhance the surrounding Conservation Area.



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 Site Address - 126-140 King Street  
 Scale - 1:1250



**NORWICH**  
**City Council**

DIRECTORATE OF REGENERATION  
 AND DEVELOPMENT

