

## Report for Resolution

**Report to** Cabinet  
**I** 16 March 2011  
**Report of** Director - Regeneration and Development  
**Subject** Bracondale, Heigham Grove and City Centre Conservation Areas

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**Item**  
**12**

### Purpose

To consider the recommendations made as a result of the Conservation Area Appraisals for Bracondale and Heigham Grove, which explain why the areas have special architectural and historic interest and how the areas should be managed and enhanced, and consider the following:

- Approval of the Conservation Area Appraisals;
- Changes to Conservation Area boundaries;
- Additions of buildings to local list; and
- Issuing of article 4 direction.

To consider the recommendation made in the City Centre Conservation Area Appraisal management proposals for an Article 4 direction covering certain properties.

### Recommendations

- (1) To approve as Planning Policy Guidance the conservation area appraisal and management and enhancement plans for Bracondale Conservation Area and Heigham Grove Conservation Area following public consultation.
- (2) To approve boundary changes to the conservation areas as detailed in Appendix 1. For Heigham Grove the boundary will be amended to include parts of Park Lane, Parker Road, Doris Road and Cambridge Street, and exclude of parts of Heigham Road  
For Bracondale, the boundary will be amended to include Conesford Drive and Churston Close, and to exclude parts of the County Hall car park on the Martineau Lane and Bracondale roundabout.
- (3) To approve the addition of buildings listed in appendix 2 to the Local List of Buildings of Architectural or Historic Interest.
- (4) To approve the serving of Article 4 Directions for Bracondale, City Centre and Heigham Grove conservation areas in order to remove permitted development rights to properties identified in appendix 3.

### Financial Consequences

The appraisals set out aspirations for enhancement of the areas over the next five years. They will inform decisions on prioritising capital and revenue expenditure. Any capital projects that are developed as a result of the appraisal would be the subject of separate authorisation and monitoring through the capital programme processes.

The serving of article 4 directions will mean that planning permission will be required for various works to dwellings which would otherwise be permitted development. Under current regulations these planning applications will not incur a fee and could increase the workload on planning services. However, it is intended that the impact of this will be minimised through issuing a guidance note to householders to inform them of what work will require planning permission, and highlight the nature of improvements that can be made without the need for a application.

There is a risk that in seeking to impose Article 4 directions without giving notice for a year in advance of its implementation will give rise to compensation claims for additional costs incurred as a result of the Direction. However, experience from elsewhere suggests that the chances of such a claim being submitted are remote and officers are confident that any claim could be successfully rebutted. In view of the reputational and physical impact of ensuring proper preservation of the historic character of the conservation area officers consider that this limited risk should be run. If members disagree with this assessment the risk can be eliminated by giving a years notice of the intention to bring in the Article 4 Directions.

### **Strategic Objective/Service Plan Priority**

The report helps to achieve the strategic objectives to ensure the City has a clean and healthy environment. The completion of the appraisal contributes towards fulfilling the objectives of the 2010/2011 Planning Strategic Priority Plan.

### **Contact Officers**

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### **Background Documents**

Proposed Final Conservation Area Appraisals for Bracondale and Heigham Grove are available in the member rooms. The adopted City Centre Conservation Area Appraisal is available at [www.norwich.gov.uk/conservationareas](http://www.norwich.gov.uk/conservationareas) .

## **Report**

### **Background**

#### **Conservation Areas**

1. A Conservation Area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (Section 69(1) Planning (Listed Buildings and Conservation Areas) Act 1990).

2. There are 17 Conservation Areas in Norwich. Existing appraisals for St Matthews, Thorpe Hamlet and Thorpe Ridge were adopted by Executive on 21 March 2007, the City Centre Appraisal was adopted on 19 September 2007, and appraisals for Eaton, Old Lakenham, Trowse Millgate and Thorpe St Andrew were adopted on 19 March 2008. Mile Cross was adopted on 10 June 2009 and Sewell on 27 January 2010. This report concerns the recommendations of the appraisals for the Bracondale, City Centre and Heigham Grove Conservation Areas.
3. Bracondale was originally designated a conservation area on 3 February 1970. The boundary was extended on 6 October 1992 and changed again on 18 September 2003. Heigham Grove was originally designated a conservation area on 4 September 1973. The boundary was extended 8 January 1991 and 18 September 2003.

### **Conservation Area Appraisals**

4. Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. This is the purpose of the Conservation Area Appraisals.
5. English Heritage Guidance on Conservation Area management advises that "Once the appraisal process has been completed, proposals for the future management of the area will need to be developed. These should take the form of a mid- to long- term strategy for preserving and enhancing the conservation area, addressing the issues and recommendations for action arising from the appraisal and identifying any further or detailed work needed for their implementation." The last section of our appraisals contains a limited number of proposals for enhancing the conservation area that the Urban Design and Conservation team intend to develop with the support of the other relevant sections of the City Council and private businesses and individuals.

### **Boundaries**

6. When undertaking an appraisal a local planning authority should consider whether to change the boundary. It is proposed to extend Bracondale conservation area to include the remaining section of Conesford Drive and Churston Close. It is also proposed to exclude the area covered by the County Hall car park, as this area is not considered to be of architectural or historic interest. It is proposed to extend Heigham Grove conservation area to include the remaining section of Park Lane, Parker Road, and 1 Trinity Street and to exclude parts of Heigham Road due to the loss of architectural features. If approved by Cabinet the extension of the conservation area will be advertised in the Norwich Evening News and the London Gazette, and there is a requirement to also notify English Heritage and the Secretary of State.

## **Local List**

7. The City Council has had a list of buildings of local interest in Conservation Areas since 1988, which, whilst not officially 'listable', are nevertheless considered to be buildings of local architectural and historic interest that make a positive contribution to the Conservation Areas. The buildings on the local list within the Bracondale and Heigham Grove conservation area have been reviewed through the appraisal and it is recommended to add the buildings listed in appendix 2. The effect of placing a building on the local list is to raise awareness of its quality so that when applications are submitted to demolish or substantially change a locally listed building they are considered in light of the positive contribution these buildings make to the character of the conservation area. Placing a building on the local list does not alter the permitted development rights or approvals processes that apply.

## **Article 4 Directions**

8. As part of the management and enhancement process the appraisals include a proposal to introduce Article 4 Directions that will remove permitted development rights to alter identified houses. Some of these houses are within the proposed newly designated parts of the conservation areas.
9. The potential for introducing article 4 directions for 20-48 (even) Bishopgate and 13-25 (odd) Calvert Street were included as a management and enhancement proposal in the City Centre conservation area appraisal, which was adopted in September 2007. The principle of serving Article 4 directions has recently been promoted as good practice by English Heritage and so it is now considered appropriate to serve notices on these properties where appropriate.
10. A list of all properties affected by the article 4 directions, maps of these areas and a list of the permitted development rights that would be removed is enclosed at appendix 3.
11. The council may be subject to compensation claims if it is proved by a property owner that a property has lost value because a planning application has been refused as a result of the direction that would have otherwise have been allowed as permitted development. However, it is considered that the withdrawal of permitted development rights would not devalue properties, but through the cumulative impact of preserving and enhancing the conservation area would be more likely to increase their value. It is therefore considered unlikely that any claim for compensation would be successful. If the council approves the article 4 directions it will be liable to compensation for a period of 12 months.
12. Property valuers in City and Asset Management have been consulted regarding the likelihood of compensation cases arising in the areas. They comment as follows: "We understand it is a concern that the implementation of Article 4 referring to minor items of restriction, could prompt future claims for compensation from home owners if it is considered to have had a negative effect on property values, either individually or generally within the imposed



area. However, in our opinion the effect of preserving the historic appearance of an area will generally make it more desirable and therefore not have a negative effect. In all probability it is likely to uphold or even increase the value of properties in that area and therefore claims for compensation are unlikely, and even if one is lodged, it would prove very difficult to substantiate a diminution to value solely attributed to such planning restrictions alone.” It should also be noted that the English Heritage guidance note issued in 2010 (referring to a 2008 survey of existing article 4 directions across the country) states that claims for compensation are extremely rare and there is no evidence of any payments being made.

13. Should the directions be approved by Cabinet they would come into force as soon as notification could be served in the press and then by letter on the affected residents. This automatically triggers a further period of consultation where those affected have a further opportunity to make representations. Any representations received during this period will have to be reported back to Cabinet within 6 months who will need to consider whether to reconfirm the order.

## **Consultation**

14. Before the draft appraisals for Bracondale and Heigham Grove were prepared for consultation an informal ‘walkabout’ of each area was arranged with ward members, local organisations and residents to gain an appreciation of issues. Notices were erected on noticeboards locally requesting interest from members of the public.
15. Public consultation on the draft appraisals took place over a four-week period from 1 to 29 November 2010. During this time the documents were available to view as a headline item on the City Council’s website and at Planning reception. A public exhibition took place in City Hall from 15 to 19 November and also for Bracondale at the Norfolk Archive Centre, County Hall on 12-13 November and for Heigham Grove at the United Reform Church on Unthank Road on 20 November. A letter was sent to all residents within the proposed area for extension, to all owners who would be affected by the implementation of an article 4 direction, and to all owners and occupiers of buildings proposed for local listing. Relevant documentation was also sent to various consultees and was also made available for general public inspection via the website.
16. When the City Centre Conservation Area Appraisal was adopted in September 2007, owners and occupiers were not notified of the intention to introduce the article 4 direction as at that time it was only recommended as a potential management tool for the future. Each owner and occupier was sent a letter on the 4 February 2011 informing them of the intention of implementing an article 4 direction on 16 March 2011, explaining what it covers, and given 21 days in which to submit comments.
17. Generally feedback on both of the appraisals and the proposals for the article 4 directions has been positive with widespread support for the preparation of the appraisals and the measures they propose. A number of more specific issues were raised in relation to each of the appraisals and some of these key

points arising are summarised below along with an indication of how they are being addressed:

#### Bracondale:

Approximately 100 letters sent to residents directly affected by the proposals with a response rate of over 20%.

The key issues raised were:

- the perceived threat of the removal of permitted development rights to prevent owners making thermal efficiency improvements. Guidance will be issued to ensure that this is not the case and that such improvements are carried out in an appropriate manner.
- the removal of the County Hall car park from the conservation area. We are still proposing that this area be removed as it is not considered to be in keeping with the rest of the conservation area or of particular townscape value.
- the need for an Article 4 direction to cover Conesford Drive. This is now being proposed.
- agreement that Conesford Drive and Churston Close should be in the Conservation area. This remains a proposal.

#### Heigham Grove

Approximately 700 letters sent to residents directly affected by the proposals with a response rate of over 10%.

The key issues raised were:

- Concern at the deletion of houses along Heigham Road. Although there a couple of houses that have been preserved, the majority of houses are now much altered and degraded in character. It is unfortunate that an area changes to the degree that it can no longer considered to have preserved its historic character, but it was considered that Heigham Road has altered too much, a view supported by English Heritage. The article 4 direction will help prevent the same situation occurring with other streets in the conservation area.
- Concern was raised by the St Peters Park Lane Methodist Church regarding its inclusion in the conservation area. The building is included because it is a local landmark, and because it is historically and architecturally significant as a building used by the local community and designed by a Norwich architect. The inclusion in the conservation area and local listing does not necessarily prevent any alterations to the building/site, but will ensure that there needs to be strong justifications for any proposed work that would be considered harmful. Any future proposals will need to be designed to a high standard appropriate for a conservation area.
- Concerns why the area was not being extended to include parts of Unthank Road, Earlham Road, College Road and the streets in-between. Some consideration has been given to College Road, and it is felt that this should ideally be a separate conservation area as it has a distinctly separate character. The areas of terraces in-between have generally been considered to be too far altered, as discussed on the pre-analysis

‘walkabout’ with local residents and councillors.

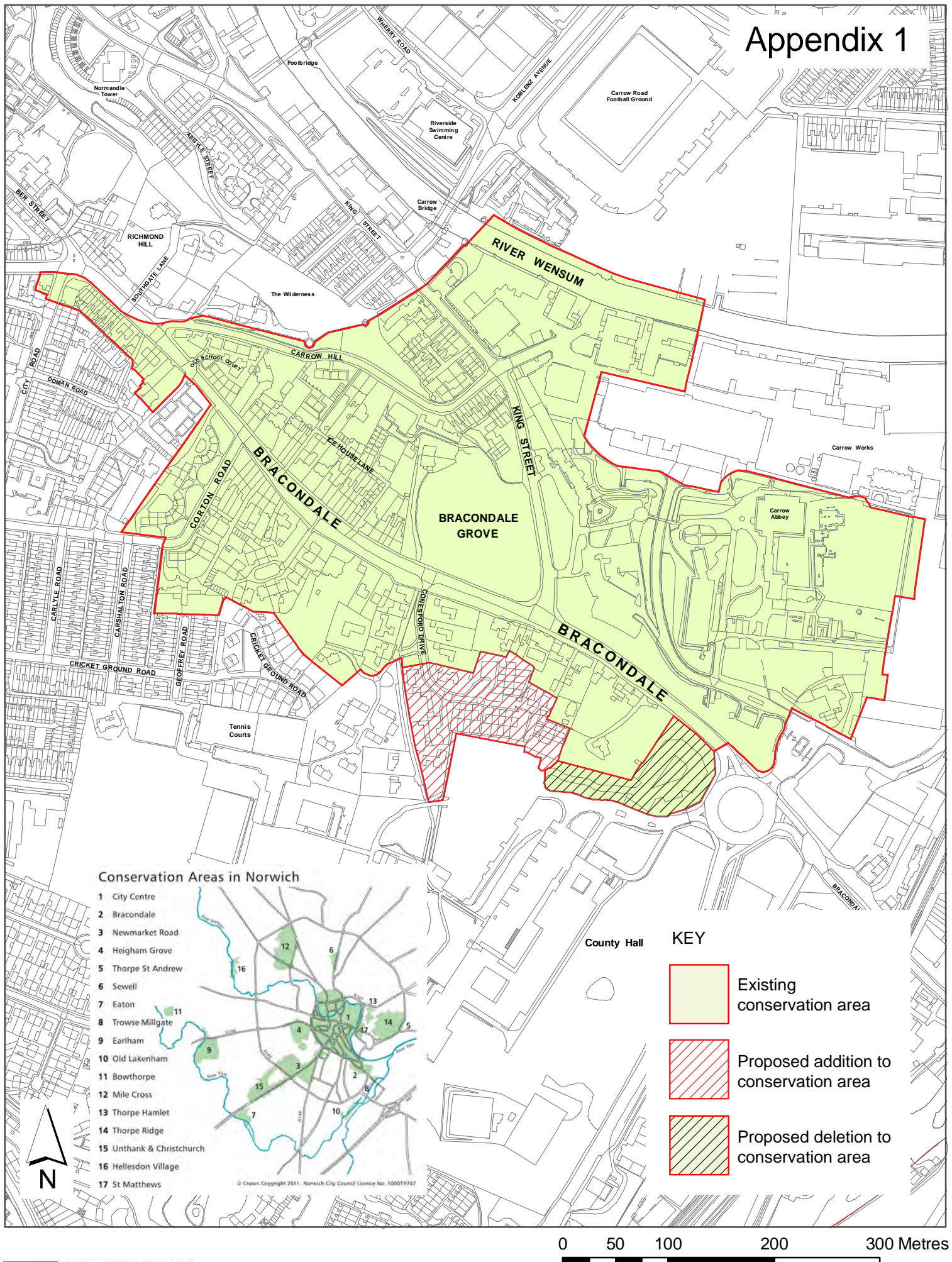
- There were concerns that the area around Ampthill Street had already been changed too much and shouldn’t be included. Although the area has perhaps changed more than other streets, there were also consultation responses supporting the proposal. Not having an article 4 direction would inevitably mean that the area should be considered for de-designation as part of the conservation area. The direction should have the effect of improving the area through reinstating historic and architectural character where lost.
- The article 4 direction should cover more houses and the withdrawal of further permitted development rights (including roofs). The article 4 direction is aimed at covering groups of houses, which are predominantly terraces, where they face onto the public spaces such as the highway. Other buildings in the conservation area are either individually designed, flats, listed, or converted into commercial properties or other form of building where permitted development rights are already withdrawn. The decision was taken not to include roofs because in many streets the majority of houses already have different roofing material and installed rooflights.
- Concerns were expressed regarding recent use of the Schoolhouse PH on Earlham Road. This is a separate enforcement issue being acted upon by the enforcement team and the conservation and design officer.
- Concerns were raised with regard to the demolition of walls and parking to the front of properties in the garden (particularly one house on Trinity Street.) The article 4 direction will prevent this from happening.
- There was some confusion over what the article 4 direction will cover. The direction will be further explained in a four page guidance note that will be sent to all residents affected. In addition there will be an up-to-date web page that will contain links to further information as and when it becomes available, for example details on thermally efficient glass, insulation and renewable technologies that are sympathetic to the historic character of areas, such as solar slate.

City Centre (proposed article 4 direction)

A letter was sent to all 21 houses affected.

- One letter of support received, referring to harm caused to the terrace because of the insertion of an unsympathetic design of uPVC window by one resident.

18. Lists of all consultation feedback received for the conservation area appraisals and proposed article 4 directions is attached at: Appendix 4 (Bracondale); Appendix 5 (Heigham Grove) and Appendix 6 (City Centre). The response column indicates those changes to the documents that are proposed following the public consultation.

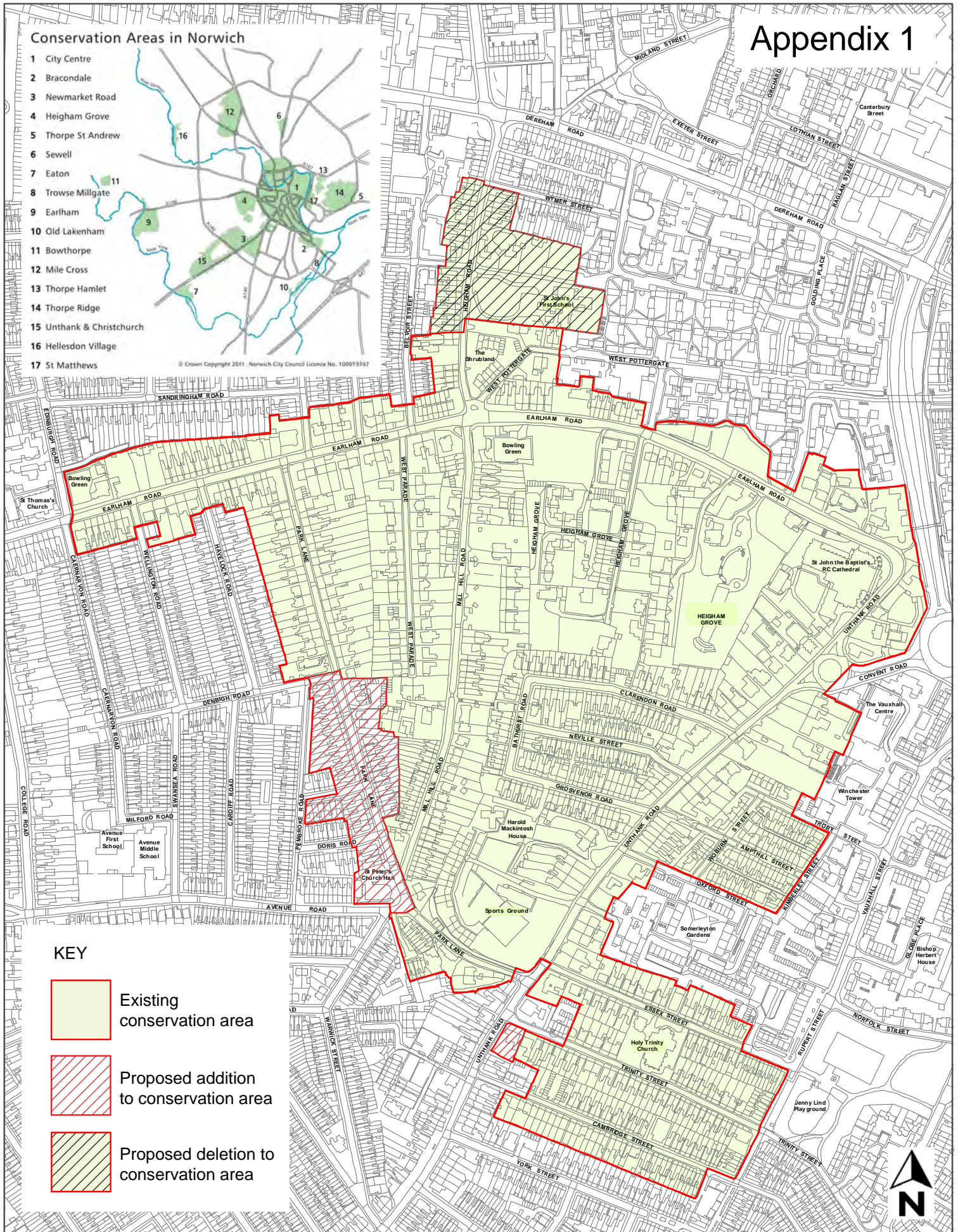




## Conservation Areas in Norwich

- 1 City Centre
- 2 Bracondale
- 3 Newmarket Road
- 4 Heigham Grove
- 5 Thorpe St Andrew
- 6 Sewell
- 7 Eaton
- 8 Trowse Millgate
- 9 Earlham
- 10 Old Lakenham
- 11 Bowthorpe
- 12 Mile Cross
- 13 Thorpe Hamlet
- 14 Thorpe Ridge
- 15 Unthank & Christchurch
- 16 Hellesdon Village
- 17 St Matthews

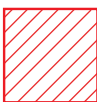
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### KEY



Existing  
conservation area



Proposed addition  
to conservation area



Proposed deletion to  
conservation area



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## 4 Heigham Grove Conservation Area

## **APPENDIX 2: Additions to the Local List of Buildings of Architectural or Historic Interest**

The following buildings are proposed to be added to the Local List:

### **Bracondale Conservation area:**

Bracondale Court    1-29 (consec)  
Corton Road            38-70 (even) (Clyffe Cottages), 9 (The Shrubberies)

### **Heigham Grove Conservation area:**

Cambridge Street    3-45, 49-75 (odd), 26-46, 46a, 48-52, 62-82 (even)  
Doris Road            2  
Earlham Road        Synagogue, 1-6 Francis Court, The Mitre  
Essex Street         1-15, 17 (Rectory), Wall to Rectory and Church, 19-29  
                              (odd), 2-16, South Heigham Parochial Hall, 18-40 (even)  
Park Lane            37-73 (odd), St Peters Methodist Church, 83 (Adelaide  
                              Villa), 85/87 (St Johns Villa), 66-8092 (even)  
Parker Road         1, 2-14 (even)  
Trinity Road         1-36, Rose Valley Tavern, 99-110, Wall to Rectory and  
                              Church, 111-114 (consec)  
Trory Street         34 (former stables to 32)  
Unthank Road        37a, 82

### **APPENDIX 3: List of properties to be covered by Article 4 Direction**

The following buildings are to be covered by an Article 4 Direction:

#### **A. Bracondale Conservation Area Appraisal**

##### **(i) Article 4 direction covering 19<sup>th</sup> century terraces**

Winkles Row	6-10 (consec)
Dunstan Terrace	1-4 (consec)
King Street	274-280 (even), 292
Carrow Hill	3-5, 6, 9-29 (odd),
Ice House Lane	2-8 (consec)
Woodside Cottages	1-3 (consec)

The Article 4 Directions will remove permitted rights for:

- The enlargement, improvement or alteration to a house where it fronts the highway (for example an extension such as a porch, or extensions to the front or the sides of a property on street corners).
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure which front the highway.
- The painting of the exterior of a house where it fronts the highway if the building has not already been painted.
- The demolition of a chimney stack visible from the highway.
- The replacement of windows and doors on front and side elevations where they front the highway.
- Altering the existing roof covering of a house where visible from highway
- Insertion of rooflights on to a roof slope where it is visible from the highway.

##### **(ii) Article 4 direction covering 1960s-1970s properties**

Conesford Drive	4-22 (consec)
Churston Close	1, 2, 3-6 (consec)

The Article 4 Directions will remove permitted rights for:

- The enlargement, improvement or alteration to a house where it fronts the highway (for example an extension such as a porch, or extensions to the front or the sides of a property on street corners).
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure which front the highway.



- The painting of the exterior of a house where it fronts the highway if the building has not already been painted.
- The replacement of windows and doors on front and side elevations where they front the highway.
- Altering the existing roof covering of a house where visible from the highway
- Insertion of rooflights on to a roof slope where it is visible from the highway.

## **B. City Centre Conservation Area**

20-48 (even) Bishopgate will have permitted development rights removed for the following changes:

- The enlargement, improvement or alteration to a house where it fronts the highway (for example an extension such as a porch, or extensions to the front or the sides of a property on street corners).
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure which front the highway.
- The painting of the exterior of a house where it fronts the highway if the building has not already been painted.
- The demolition of a chimney stack visible from the highway.
- The replacement of windows and doors on front and side elevations where they front the highway.
- Altering the existing roof covering of a house where visible from the Highway
- Insertion of rooflights on to a roof slope where it is visible from the highway.

13-25 (odd) Calvert Street will have permitted development rights removed for the following changes:

- The painting of the exterior of a house where it fronts the highway if the building has not already been painted.
- The demolition of a chimney stack visible from the highway.
- The replacement of windows and doors on front and side elevations where they front the highway.
- Altering the existing roof covering of a house where visible from the highway
- Insertion of rooflights on to a roof slope where it is visible from the highway.

## **C. Heigham Grove Conservation Area**

Ampthill Street      3-13, 17-31 (odd), 4, 6, 8, 12-30 (even)

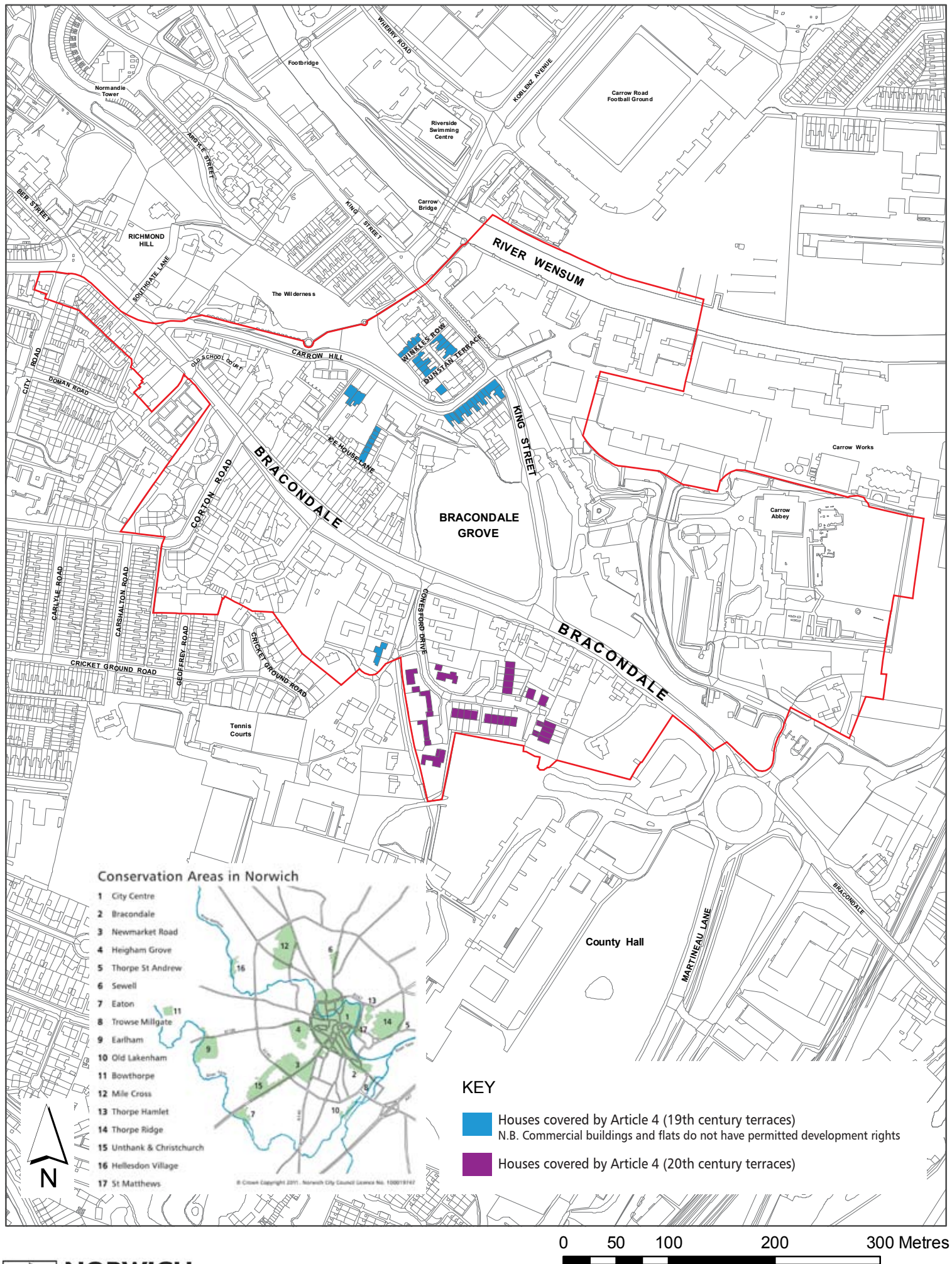


Bathurst Road	1-15 (odd), 4-10, 24-34 (even)
Cambridge Street	1-37, 41-45, 49-75 (odd), 26-46, 46A, 48-52, 62-76, 76a, 76b, 78, 78a (even)
Clarendon Road	3-49 (odd), 2-22, 46-74 (even).
Doris Road	2
Earlham Road	43-51, 61-71, 77-87, 91-127 (odd) 58-62, 66-124 (even)
Essex Street	1-59 (odd), 2-40 (even)
Grosvenor Road	5-45 (odd) 14-40 (even),
Heigham Road	1-13 (odd)
Kimberley Street	3-15 (odd)
Mill Hill Road	1-13, 53-91 (odd), 2-10, 10a, 10b, 10c, 12, 14, 28-32, 36-96 (even)
Neville Street	2-46 (even), 15-21 (odd), 23-43 (even)
Oxford Street	2-28 (even)
Parker Road	1, 2-14 (even)
Park Lane	1-35, 35a, 35b, 79 (odd), 2-36, 60, 62, 62A, 66-92 (odd)
Rupert Street	74-86 (odd), 92-98 (odd)
Trinity Street	1-36, 98-114
Trory Street	11-17, 21-35 (odd), 32, 32A
Unthank Road	25, 25b, 27-35, 37a (odd), 44-48, 52-62, 62A, 64, 64a 72-82 (even)
West Parade	1-25 (odd), 6-28, 28A, 30, 30A(even)
Woburn Street	1-11 (odd), 10
West Pottergate	130-136

*(N.B. Because of the nature of the area the list contains a number of former houses since converted to the flats or commercial uses, but still retaining the appearance of a house. These uses already do not have permitted development rights. The list also contains a number of C20 houses where allowing for existing permitted development may lead to a loss in character of conservation area.)*

The Article 4 Directions will remove permitted rights for:

- The enlargement, improvement or alteration to a house where it fronts the highway (for example an extension such as a porch, or extensions to the front or the sides of a property on street corners).
- The erection, construction, improvement or alteration (including demolition) of a fence, gate, wall or other means of enclosure which front the highway.
- The painting of the exterior of a house where it fronts the highway if the building has not already been painted.
- The demolition of a chimney stack visible from the highway.
- The replacement of windows and doors on front and side elevations where they front the highway.



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## 2 Bracondale Conservation Area

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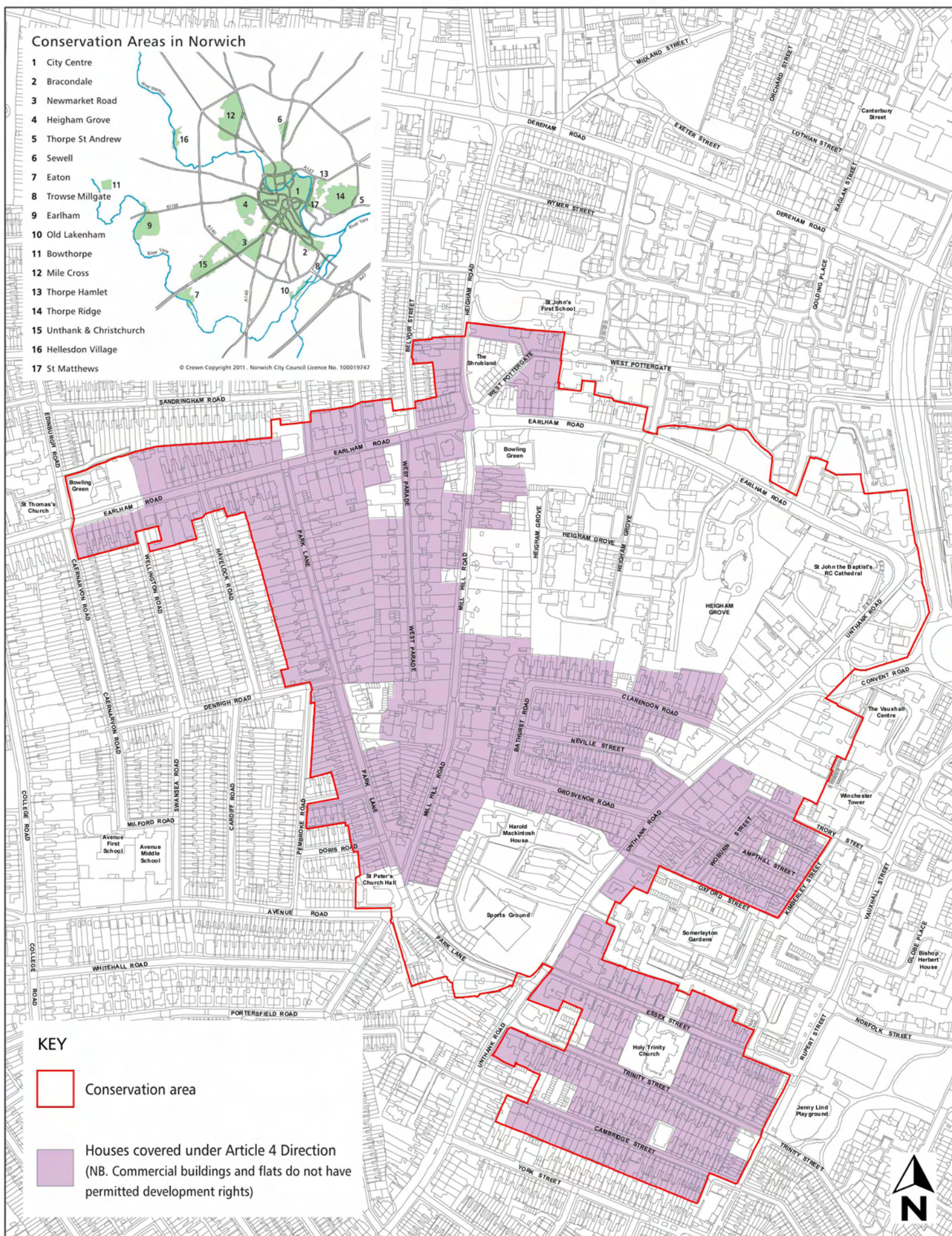




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## Norwich City Centre Article 4 Direction 13-25 (odd) Calvert Street





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## 4 Heigham Grove Conservation Area



## APPENDIX 4: BRACONDALE CONSERVATION AREA APPRAISAL: CONSULTATION RESPONSES 1 - 29 NOVEMBER 2010

### QUESTIONNAIRE

1: Do you think the introduction accurately summarises the character of the conservation area?

YES	NO	NO RESPONSE
19	1	1

ADDRESS	COMMENTS	RESPONSE
Greenhouse Trust, Bethel Street	No – There is nothing that places the buildings in the context of climate change (see letter from Greenhouse Trust).	Noted. The Conservation Area status of the area does not preclude many sensitive alterations that can be made to the buildings. However, this is covered by other guidance.

2: Do you agree with the proposed boundary changes?

YES	NO	NO RESPONSE
14	6	1

ADDRESS	COMMENTS	RESPONSE
Bracondale	I disagree with the removal of the area to the south-east – this is an important “gateway” area to Bracondale and to the City.	The area in question largely consists of a surface car park and is not considered to meet the criteria for a conservation area designation (i.e. to be of ‘special

		architectural or historic interest'. The proposed boundary is considered to accurately reflect where the area of interest begins.
Churston Close	The area for proposed deletion from the conservation area (part of the County Hall car park) should be retained in the conservation area.	As above
Not known	If the area within County Hall boundary was removed from the conservation area, would the County Council be able to build on that land or remove any trees? If so, it would spoil the views of houses within the conservation area as County Hall and it's car parks would be more visible.	The trees would no longer be protected by conservation area status. The trees on the land are not under any threat and so it is not currently considered expedient to serve a Tree Preservation Order. Conservation area status does not preclude development and development could be proposed on the land whether or not it is within the conservation area. However, the position of the land immediately adjoining the proposed conservation area boundary would mean that when considering a planning application for any new development the proximity of the site to the conservation area and the affect that any development might have on that area would be taken into consideration.
Not known	Stick to the way it is. There is no rationale given for the change -- either for the inclusion of Conesford Drive (nice enough houses but	The significance of Conesford Drive is made clear on pages 20-21; 27 and 31 of the Bracondale Conservation Area

	not of particular architectural merit -- most Norwich residents don't know they exist and, when they see them, think they are former council houses -- and they are not obtrusive, by which I mean that nobody sees them unless they are actually visiting) or for the removal of the part belonging to County Hall (maybe I am being oversensitive but that seems very suspicious -- what is County Hall planning to do with it that requires it to be removed from the conservation area?).	appraisal.  The proposal to remove the County Hall car park from the conservation area is based on an assessment of the area (as detailed above) and not on any proposal from the County Council.
Not known	I don't think that the properties in Conesford Drive are of a sufficient design standard to merit coming under a conservation area.	Noted.
Greenhouse Trust, Bethel Street	The addition of an extra area will increase the economic pressure on households in this area. Extending conservation areas should be restricted unless the buildings can significantly tackle CO2 emissions in their homes without the additional financial burdens that come from inclusion in the conservation area. The proposal for an Article 4(2) will do little more than generate additional planning bureaucracy.	It is likely that homeowners will be able to make improvements to the energy efficiency of their homes without additional financial burdens. This is particularly the case within Conesford Drive (the proposed extension to the conservation area), where the large modern windows are more easy to replace with energy efficient modern replacements that are a good visual match.

### 3: Do you agree with the boundaries of the sub areas?

YES	NO	NO
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		<b>RESPONSE</b>
12	3	5

<b>ADDRESS</b>	<b>If not what would you change?</b>	<b>RESPONSE</b>
Bracondale	If this question relates to character areas on page 14, the areas 'A' and 'B' to the north of Bracondale itself are confusing, mainly due to Ice House Lane being included; also surely Bracondale Old School should not be totally 'A'.	Ice House Lane is more in keeping with character area B, than character area A. The boundary to character area B will be extended to include the houses on the southern arm of Ice House Lane that had mistakenly been excluded. Bracondale Old School was previously a residential villa and so should be within area A. Although there has been subsequent development within the grounds, this is contained within the historic walls of the site and is subordinate to the historic building and so its overall character predominantly relates to character area A.
Conesford Drive	Sub areas?	Explained on pages 13-21 of the Bracondale conservation Area appraisal.
Conesford Drive	Unclear what you mean by 'sub areas'	As above
Not known	I'm not sure what a sub-area is.	As above

**4: Do you agree with the analysis shown on the urban design and streetscape map?**

<b>YES</b>	<b>NO</b>	<b>NO RESPONSE</b>
14	2	5

ADDRESS	If not what would you change?	RESPONSE
Conesford Drive	Not sure why an area is being removed from the conservation area – not explained in letter.	As above
Not known	I'm not sure "Industrial character" really matches area E any more - especially given the rather hideous new block of flats on King Street... I notice there is no photo of that!	The character areas relate to the predominant style of the buildings, rather than existing use.
Greenhouse Trust, Bethel Street	General pre-occupation defining 'conservation' as solely maintaining history, rather than keeping dynamic alive is only possible if conservation policy is given status above climate change legislation. Document makes no reference to peak oil, economic turmoil or climate change.	The document is in line with Planning legislation and government guidance.

**5: Do you agree with the specific management and enhancement that the proposals identified?**

YES	NO	NO RESPONSE	NOT SURE
13	5	2	1

ADDRESS	If not what would you change?	RESPONSE
Not known	Proposal 11 - in addition to amending the lights as identified there should also be a set of steps with an appropriate handrail installed on the side adjacent to the planters. The current slope is extremely steep and dangerous.	The issue of the slope is noted but not within the remit of the Conservation Area Appraisal or Planning legislation. Comment will be passed to Highways and Transportation.

	This junction is heavily used even though it is not a designated pedestrian crossing (due to the lack of alternative facilities) and should, therefore, be made safer.	
Not known	Completely agree that the building 1-1a City Road and 2 Bracondale is an out of character for the area. Any development needs to reflect Bracondale's architecture.	Noted.
Not known	Pretty much everything. Are we really so petty that we can't survive with the wrong colour yellow lines until the next time they need painting? And with the highway signs: fine, don't allow new ones (or plan them more carefully) but the cost of replacing existing ones just because they are a bit messy seems outrageous. The same goes for the signs on traffic islands -- they do a job, they get knocked down regularly so need replacing anyway... and are we going to end up paying lots more for a "nicer" design? As for items 7,9,10 -- they are all very well but it's not as if there is anything one can actually do about them unless/until owners want to do some redevelopment. The only thing which seems really important is 11 -- lots of people cross there and it is very dangerous. 1,6 are also OK.	Noted.
Bracondale	This is a very useful section – agrees with content. Only suggested alteration would be	Noted.

	“item 1” – “street name signs”. Please, under “Action”, could it read “retain and repair”.	
Conesford Drive	Add pedestrian lights at the bottom of Bracondale.	This is included under item 11.
Conesford Drive	Yes - But they seem very limited in their scope and efficiency in view of the size and complexity of the conservation area.	Noted.
Norwich Society	Yes – especially the reduction of signage which we have noted several times. Would like to see Bracondale Court windows restored.	Noted. Item 7 relates to the windows at Bracondale Court.
Churston Close	Good ideas – push for them to be done.	Noted.
Conesford Drive	Again – not enough information to answer – what ‘management and enhancement’ proposal?	Listed on pages 33-36 of the Bracondale Conservation Area Appraisal.
Conesford Drive	There is an argument for having lights (pedestrian) at bottom of Bracondale. It is dangerous for children. Also slope from sidewalk to lights VERY dangerous in slippery weather, both for the elderly and children.	Time added to light sequence to allow pedestrians to cross is included under item 11. The issue of the slope is noted but not within the remit of the Conservation Area Appraisal or Planning legislation.
Greenhouse Trust, Bethel Street	Buildings must provide adequate quality of life for occupants and reduce their energy demand and source from renewable fuel. Policies must be flexible enough to allow householders to make improvements to adapt to the impacts of climate change.	Noted.

**6: Do you agree with the proposal to introduce an article 4(2)direction?**

YES	NO	NO RESPONSE	
12	3	3	

ADDRESS	If not please explain why:	RESPONSE
	I have looked the appraisal and can find no reference to this, so are unable to answer the question.	
Conesford Drive	In fact, it is necessary to guard against inappropriate additions.	Noted.
Churston Close	There is not provision for controlling any changes to the front of properties.	The alterations to the fronts of buildings specified on page 38 of the Bracondale Conservation Area appraisal will be controlled for those buildings covered by the Article 4 direction.
Conesford Drive	Article 4(2) to apply to Conesford Drive also?	An Article 4 Direction covering Conesford Drive and Chuston Close is now proposed.
Conesford Drive	Yes – but would like to see Conesford Drive properties included.	As above
Conesford Drive	Yes but as it has been thought appropriate to include Conesford drive / Churston close in the conservation area it seems strange that their architectural merit will not be protected by the introduction of an Article 4(2) Direction. In common with other residents on these roads we will be very disappointed if the character of this	As above

	unusual and attractive estate is not so protected.	
Norwich Society	How will it be encouraged / enforced?	Guidance will be sent to all property owners and our Enforcement team will be responsible for enforcement.
Churston Close	The area of Conesford Drive and Churston Close are a unique environment and Article 4 protection would be a very positive step for the areas.	Noted
Conesford Drive	Have no idea what an Article 4 (2) Direction is! Not explained!	It is explained on page 39 of the Bracondale Conservation Area Appraisal.
Conesford Drive	Yes – BUT we are very unhappy about the fact that this does not apply to houses in Churston Close and Conesford Drive. There is great scope for ruining this 1960s development by inappropriate change to porches, windows, brickwork etc – <u>unless</u> 4 (2) direction applied.	Noted.
Greenhouse Trust, Bethel Street	The controls seek to strengthen purely aesthetic (discretionary) controls of officers without being attached to any commitment to reduce energy use and tackle CO2 emissions. Would object to removal of rights for porches as they can be vitally important in reducing heat loss. 'Book designs' should be available so collective engagement with home owners enabled appropriate improvements. Also painting may be appropriate to waterproof a building or whiten it for cooling purposes. A significant number of properties would benefit from exterior insulation.	<p>The legislation relating to conservation area controls the character and appearance of development within the areas so the appraisal inevitably focuses on this aspect.</p> <p>The article 4 does not necessarily prevent alterations to provide energy efficiencies but it does mean that those alterations are controlled so that such alterations are not detrimental to</p>

	Removal of chimney stacks can prevent heat loss etc. It is vital that the presentation of notes like the one concerning the 'slimline' double glazing are either adopted explicitly as policy or separated and presented clearly as guidance only.	the appearance of the area. Guidance will be issued to homeowners.
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**7: Do you have any other comments on the conservation area appraisal?**

<b>ADDRESS</b>	<b>Comments</b>	<b>RESPONSE</b>
No address	I would hope that the boundary of trees around Carrow Works site in King Street and Bracondale would be protected as it enhances this approach to Norwich as well as screening the buildings and car parks from residents. I am also surprised why the conservation area does not include the remains of the city wall and the odd numbered houses up to no 13 (especially when nos 3, 5 and 7 are listed buildings), but The Rose public house does appear to be in Bracondale conservation area. Congratulations on a good report which reflects the area well.	The trees are protected as they are within the conservation area. The remains of the City Wall at the corner of Bracondale and Ber Street and 1-13 Bracondale are within the adjoining City Centre Conservation Area.
No address	It seems ludicrous that this conservation area is bisected by a busy road (Bracondale) which is a nightmare for pedestrians to cross, with only one serviced crossing and nothing at the roundabout or the traffic lights at the top of King Street. Are you waiting for the death of a resident or two?	This is a Highway issue and cannot be dealt with through the appraisal. However the comments will be passed to Highways and Transportation.

No address	In this current financial situation I would rather money was spent on providing services to the elderly than on consultations such as these or on changing the width of the double yellow lines. In Conesford Drive I would protect the trees and the open green spaces which positively enhance the area.	If the proposal to include Conesford Drive within the conservation area is adopted, the trees will be protected. Other comments noted.
Bracondale	An excellently produced and well researched document.	Noted
Conesford Drive	4(2) directions should apply in the new conservation areas.	Noted
Churston Close	Very concerned about the proposed deletion of part of the area which should remain in the conservation area.	Noted
Corton Road	The pedestrian refuge on Bracondale near the junction with Corton Road is essential for the safety of pedestrians. The illuminated pillar on this refuge should be retained with the blue and white sign for motorists kept as it is.	Noted
Conesford Drive	Shouldn't Article 4(2) be applied to houses in Conesford Drive?	Noted
Norwich Society	Could you please note that the fragments of the original fountain for Carrow House are collected together and are awaiting conservation. Apply to the Plantation Garden Trust.	Noted
Norwich Society	Perhaps a unified study of Carrow Works and all the satellite buildings and housing would be useful?	A study of the Carrow Works site has already been carried out, although it does not include satellite buildings and housing. It would be useful but the



		Council does not have the resources to carry out such research.
Churston Close	An excellent move – well done.	Noted
Conesford Drive	In favour of extending the conservation area.	Noted
Conesford Drive	There are some people in this area who thought that the restrictions DID apply to Conesford Drive and Churston Close. Some have now been told that they misunderstood the council's intentions.	Noted.
Greenhouse Trust, Bethel Street	Nowhere in this document is there any creative assistance in what can and MUST BE approved as adaptive measures for old buildings. Would urge elected members to reject recommendations in the report and to request conservation officers should engage in proper consultation with home-owners on kinds of technology / materials and design that CAN improve the housing stock.	Noted.

## 8. Address

ADDRESS	POSTCODE	NUMBER OF RESPONDENTS
Bracondale	NR1 2BE / NR1 2AL	3
Conesford Drive	NR1 2BB	8
Trafalgar Street	NR1 3HN	1
Churston Close	NR1 2BD	3
Bracondale Court	NR1 2AS	1
Norwich Society, Theatre Street	N/A	1
Greenhouse Trust, Bethel Street	N/A	1

## EMAILS AND LETTERS

ADDRESS	COMMENTS	RESPONSE
Conesford Drive	<ul style="list-style-type: none"> <li>• Concern that deletion of County Hall car park from conservation area might signal willingness to accept development on site.</li> <li>• Arrangements for informing residents about the proposals have been excellent</li> </ul>	<ul style="list-style-type: none"> <li>• Conservation area status does not preclude development. Development on the site would have to be considered (if it were proposed) whether or not the site is within the conservation area. Any proposal would be considered in relation to its position adjoining the conservation area if the proposed boundary changes took place.</li> <li>• Noted</li> </ul>
Cllr Lesley Grahame Thorpe Hamlet Ward Councillor	<ul style="list-style-type: none"> <li>• Wholeheartedly supports measures to retain the character of conservation areas but flexibility may be needed for people who wish to introduce energy efficiency measures.</li> <li>• King Street Community Voices is based at Dragon Hall and is a group developing an identity for the area. May be worth liaising with re: signage etc.</li> <li>• Has received requests for a new pedestrian bridge near Carrow Bridge.</li> </ul>	<ul style="list-style-type: none"> <li>• Covered above</li> <li>• Noted</li> <li>• Noted</li> </ul>

Corton Road	<ul style="list-style-type: none"> <li>• Re-assured after meeting at consultation event that the proposed local listing of their building will not mean they need to install cast iron drainpipes and guttering.</li> <li>• The pedestrian refuge near Corton Road is essential for people to cross Bracondale safely.</li> <li>• The blue and white sign should be retained as it is visible.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> <li>• There is no proposal to remove it</li> <li>• Noted</li> </ul>
<p>David Grech, Historic Areas Advisor, English Heritage English Heritage Brooklands 24 Brooklands Avenue Cambridge CB2 2BU</p>	<ul style="list-style-type: none"> <li>• Maps too small, larger all-embracing fold-out map might be easier to read. This might also allow positive and negative floorscapes to be recorded.</li> <li>• Conesford Drive follows the principles of Span Developments by Eric Lyons, though not of the same design quality. Windows and high level timber weatherboarding has been replaced but architecture robust enough to carry these changes without great loss of significance. Strength of design comes from the repeated forms and if the housing is to be added to the conservation area it might be worth removing permitted development rights to allow garages to be converted into ancillary accommodation as the loss of these garages has a major impact on the terraces.</li> <li>• English Heritage supports the use of Article IVs.</li> <li>• It would be logical to remove PD rights for the rendering of brickwork on front elevations as well as painting.</li> <li>• Should also consider removing PD right to change roofing materials as they are remarkably consistent</li> </ul>	<ul style="list-style-type: none"> <li>• Noted but budgets may be limited. There are few floorscapes of any note in the conservation area.</li> <li>• Noted</li> <li>• Noted</li> <li>• The rendering of brickwork would materially affect the appearance of a building and therefore require planning permission.</li> <li>• Removal of PD rights for roofing materials to be considered. Planning Permission would already be needed for solar panels on a front elevation.</li> </ul>

	at present. Consideration could also be given to removing PD rights for solar panels.	
John Booth, Chair of Bracondale Residents Association	<ul style="list-style-type: none"> <li>• The report is welcomed as an excellent and comprehensive summary of the area, its history and its current needs.</li> <li>• Approve the inclusion of Conesford Drive but strongly opposed to the removal of the County Hall car park. Considered this area needs the protection afforded by the conservation area status. Would like to know reasons for its proposed removal.</li> <li>• Welcome management and enhancement recommendations but do not feel confident various council departments will effect the changes. Will Planning make sure recommendations completed within a reasonable timescale?</li> <li>• Bracondale Residents Committee are keen to have an on-going dialogue with Planning and Conservation to ensure implementation of the proposals.</li> <li>• Alarmed to see that maps show the NCC area has already been removed from the plans.</li> <li>• Precise definition of 'short', 'medium' and 'long' term required. How does this fit within the five year review timescale?</li> <li>• Richmond Terrace should be protected.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> <li>• Covered above</li> <li>• Budgets will dictate when proposals can be carried forward.</li> <li>• Noted.</li> <li>• Noted. The area should have been highlighted as an area that it was proposed to remove from the conservation area.</li> <li>• Noted – some of the objectives may be carried forward into the updated document.</li> <li>• The removal of the majority of the windows from Richmond Terrace means that it is no longer a candidate for an Article 4.</li> </ul>

**CONSULTATION WITH RESIDENTS OF CONESFORD DRIVE / CHURSTON CLOSE REGARDING PROPOSED ARTICLE 4 – FEBRUARY 2011**

## Responses

ADDRESS	COMMENTS	RESPONSE
Conesford Drive	There is currently no 'standard' fenestration with no original windows remaining. Concerned that UPVC will become the enforced norm. More information should have been provided upfront regarding exactly what would be allowed and also what the defining character of the area is. Also will a colour palette be provided?	There will not be an enforced norm in terms of material, however the design of any new windows should be in keeping with the design of the buildings as far as possible. Colour will not be restricted.
Conesford Drive	They and their neighbours are very happy with the proposal.	Noted.

## APPENDIX 5: HEIGHAM GROVE CONSERVATION AREA APPRAISAL: CONSULTATION RESPONSES 1 - 29 NOVEMBER 2010

### Questionnaire

1: Do you think the introduction accurately summarises the character of the conservation area?

YES	NO	NO RESPONSE
55	7	4

ADDRESS	COMMENTS	RESPONSE
West Parade	Mention battered walls and bricks that go with them as important features	Boundary wall are covered on p15-18 of the appraisal.
Neville Street	Some of the buildings are Edwardian rather than Victorian dating back to the early C20.	Noted. Houses in Neville St are of early C20. Map altered.
Clarendon Road	Some minor wording re Plantation House but an excellent piece of research.	Noted
Mill Hill Road	When we bought our house in 1981 the estate agent said it was a 'mixed area'. I see no reason why this description should change.	The appraisal demonstrates that the areas does have well defined character shaped by development during the mid to late C19
Clarendon Road	I would restrict the use of plastic doors and windows that blight the area.	This will be covered by the article 4 direction.
Amphthill Street	Its already changed so some character already lost	The conservation area has changed and will change in future. The appraisal and the article 4 seeks to manage the change rather than prevent it.
Earlham Road	It summarises sub-areas A to H accurately but there is no description of sub-area I.	Noted. This is now included.

Greenhouse Trust, Bethel Street	There is nothing in the document that places the buildings in the context of climate change.	The document is an appraisal of the historic and architectural character of the conservation area. How building can adapt to climate change will be dealt with by further guidance available on the council's website.
St Peters Methodist Church	The conservation area is described as predominantly C19, and sub area H is predominantly medium sized villas. St Peters is not a characteristic building of the area. It would detract from the character of the Conservation and it only has a tenuous relationship in its current built form.	Disagree. The descriptions summarise the general character of an area...there are always going to be buildings that do not fit in with the overall character...and quite often these are landmark building such as churches.

## 2: Do you agree with the proposed boundary changes?

YES	NO	NO RESPONSE
51	8	9

ADDRESS	COMMENTS	RESPONSE
Mill Hill Road	Should not have allowed Tesco's into conservation area	The site is outside the conservation area.
Heigham Road	Object to exclusion of parts of Heigham Road on architectural grounds as 46 & 48 still have original windows. Many houses within the conservation area have changes to windows.	Although 46/48 have original windows, the majority of houses in street do not, whereas elsewhere in the conservation most original windows survive or have been sympathetically replaced.
Trinity Street	I was surprised to see that College Road was	Noted

	not included, but understand that this may be designated a separate conservation area in future as it has a different character.	
Trory Street	36-40 (odd) Trory Street were built in 1960 with dropped kerbs and should not be included.	Within the boundary of the conservation area there will be some modern developments. These houses have been excluded from the article 4 direction area.
Cambridge Street	Red brick terraces on Unthank Road should be included.	It is considered that the character of the terraces has been too altered for inclusion.
	Remove the proposal or designate on a street by street basis.	The conservation area is aimed at preserving the character of 'an area' rather than individual streets.
Unthank Road	Why should these streets be included in a Conservation Area?	The appraisal sets out the characteristics of the conservation area that give it historic and architectural significance.
Heigham Road	Keep Heigham Road in CA	The majority of houses in the area have undergone too many alterations to justify inclusion.
Cambridge Street	Not sure why these particular streets were earmarked for inclusion. How do the streets just outside new boundary line differ from those included.	Within the neighbouring streets, Doris Road, Pembroke Road and Avenue Road the majority of houses have been significantly altered. Within Park Lane and the south side of Parker Road the majority of houses retain original features. Parker Road has some fine late C19 stained glass doors.
Greenhouse Trust	The addition of properties in area H will only increase the economic pressures in this area.	Surveys show that houses in conservation areas generally benefit from increased house values.
	The suitability, orientation and construction of each of the buildings (or group of buildings) need to be assessed for their ability to host	Agreed, but this needs to be done on a case by case basis so that the improvements can be made that are appropriate for the type of



	renewable technology.	property. Further information on upgrading buildings will be given on the council's website.
	The proposal for an Article 4(2) will do little more than generate additional planning bureaucracy.	Disagree. The article 4 direction is a way in which conservation and design officers will be able to inform residents of measures to improve their buildings without harming the character and appearance of the conservation area. Guidance on the internet will mean that many alterations may take place without the need for planning permission.
St Peter's Methodist Church	St Peters does not contribute positively to the conservation area and should be excluded from the proposed addition.	Disagree. The building is a very important landmark at the junction of surrounding streets. It is a building with architecture typical of its period and by a local architect, and therefore should be considered a heritage asset that contributes positively to the conservation area.

### 3: Do you agree with the boundaries of the sub areas?

YES	NO	NO RESPONSE
55	4	9

Heigham Road	Keep Heigham Road in CA	The majority of houses in the area have undergone too many alterations to justify inclusion.
St Peter's Methodist Church	The church should be excluded from CA.	Disagree (reasons above)

#### 4: Do you agree with the analysis shown on the urban design and streetscape map?

YES	NO	NO RESPONSE
50	4	10

Mill Hill Road	St Peters Church is an ugly building and should not be considered a local landmark or be in the conservation area or on the local list.	The church is considered a landmark because it is a very recognisable and prominent building at junction. It also has strong community value and is a typical building of its period designed by a local architect. It is therefore of historic and architectural significance.
Greenhouse Trust	The document makes no reference to peak oil, the ongoing economic turmoil and climate change.	The appraisal is not written with the intention of addressing much wider issues such as climate change; these are more appropriately covered by other initiatives. The website will however have further information on how residents can improve the thermal efficiency of their properties without harming the historic character and appearance of the area.
St Peters Methodist Church	Sub area H is predominantly residential and should be defined as such. Such landmark building do not necessarily have to be incorporated into CA.	Disagree. Conservation areas do change overtime. The church is of community value, and interesting local example of church architecture of the period. It is an important neighbourhood building and should be included in the CA.
Mill Hill Road	What analysis? Also why is Heigham Grove a conservation area?	The analysis is contained within the conservation area appraisal referred to in all written correspondence.

**5: Do you agree with the specific management and enhancement that the proposals identified?**

YES	NO	NO RESPONSE
61	12	9

Unthank Road	Unthank Road would benefit from a more imaginative traffic management/hard landscaping for pedestrians	Noted. The level of alterations are beyond the scope of the appraisal.
Ampthill St	Its not possible when it has already changed	Although the conservation area has undergone some change, its character is still distinctive. The article 4 direction will result in historic and architectural character being strengthened.
Earlham Road	Item 1. Cleaning up buildings should not be encouraged as it creates a chequer board affect. Cleaning-up should be subject to a prohibition under the Article 4(2) direction in the same way as painting a house is as it is has an equivalent effect. Items 5 and 6: These spaces are already very pleasant natural oases at this moment in time action would most appropriately be limited to maintaining trees and basic ground maintenance. Agree that if anything more significant is proposed it would be appropriate to have full consultation with adjacent/adjoining property owners and local community. Item 7: this is an odd choice. Cannot see why this area should be a priority as it doesn't seem to relate to conservation at all - surely this is just an	1. Cleaning of buildings is not considered a material change and therefore does not require planning permission (It is different for a listed building where consent is required because it affects 'its character'). However, this point requests that if residents do wish to clean a property they do it with sympathetic method. Noted. The area is unsightly and needs to be looked at by owners.

	issue of basic maintenance.	
West Pottergate	We have a general concern in connection with proposal no. 6 (The Dell, Earlham Road) where we feel that certain local commercial enterprises may be pursuing their own agenda and seeking to present their proposals as representing the majority of the local community. It is important that all local residents are fully consulted before decisions are made.	Noted. This will be brought to the attention of the Community Neighbourhood Officer.
Mill Hill Road	If only these measures had been enforced already ten years ago	Noted
Greenhouse Trust	Buildings must provide adequate quality of life for occupants and reduce their energy demand and source from renewable fuel. Policies must be flexible enough to allow householders to make improvements to adapt to the impacts of climate change.	Guidance notes will inform residents of these matters.
	HG1 – No alternatives are specified to sandblasting	Techniques change overtime and different techniques are appropriate for different materials...advice needs to be given on a case by case basis.
	HG2 – No plan to engage groups of properties to obtain the highest possible level of thermal efficiency.	This is beyond the scope of the document.
Green Party Councillors	We particularly support plans to improve the maintenance of The Dell and The Dingle and encourage community involvement with this. We are aware that council officers have already begun work on this.	Noted

**6: Do you agree with the proposal to introduce an article 4(2)direction?**

YES	NO	NO RESPONSE
55	1	6

ADDRESS	COMMENTS	RESPONSE
Trinity Street	Doors and windows will need overhauling and it is possible to renew these sympathetically. Plastic/uPVC windows should not be allowed, nor any replacement that does not follow the proportions and style of the original windows and doors.	Noted
Clarendon Road	This has been a long time coming.	Noted
Heigham Road	I believe it is too restrictive	Noted
Mill Hill Road	The area has already been too modernised.	Noted
West Parade	Definitely!	Noted
Amphill Street	The area has already changed too much.	Noted
Trinity Street	The Article 4(2) should include rendering of brickwork not already rendered 2) Dropped kerbs to create garden parking.	Planning permission for rendering building is already a requirement in conservation areas. Drop kerbs are outside the remit of planning control.
Unthank Road	Wholeheartedly. 1) Consideration should be given to 'change of roof materials'. 2) The whole conservation area should be covered by at the art 4(2)- consideration should be given to including the Elms, the terrace on Heigham Grove (the garden elevations are well preserved) and the single residential properties	1) This was considered, but it was felt that generally too many roof slates in the area had already been changed. 2) Disagree. It is more appropriate (and easier to manage) areas of strong unified character where there is repetition in design. Too much variety would lead to poorer controls.

	on the north side of Earlham Road.	
Greenhouse Trust, Bethel Street	<p>The controls seek to strengthen purely aesthetic (discretionary) controls of officers without being attached to any commitment to reduce energy use and tackle CO2 emissions. Would object to removal of rights for porches as they can be vitally important in reducing heat loss. 'Book designs' should be available so collective engagement with home owners enabled appropriate improvements. Also painting may be appropriate to waterproof a building or whiten it for cooling purposes. A significant number of properties would benefit from exterior insulation. Removal of chimney stacks can prevent heat loss etc. It is vital that the presentation of notes like the one concerning the 'slimline' double glazing are either adopted explicitly as policy or separated and presented clearly as guidance only. Porches can be a vitally important to reducing heat loss.</p>	<p>The legislation relating to conservation areas controls the character and appearance of development within the areas so the appraisal inevitably focuses on this aspect.</p> <p>The article 4 does not necessarily prevent alterations to provide energy efficiencies but it does mean that those alterations are controlled so that such alterations do not harm the character and appearance of the area. Guidance will be issued to homeowners. Although porches can prevent heat loss, their construction can involve energy inefficient building materials, and the offset may not result in so much carbon reduction. The majority of buildings have very important porch and front door detail which make a significant contribution to the character and appearance of the conservation area.</p>
Green Party Councillors	<p>We support the point made by the Greenhouse that this policy would be made easier for residents if 'book designs' for porches or other changes to appearances of terraced houses were available as this would enable residents to make improvements to their homes in ways that maintain some consistency of appearance.</p>	See above

**7: Do you have any other comments on the conservation area appraisal?**

<b>ADDRESS</b>	<b>COMMENTS</b>	<b>RESPONSE</b>
Earlham Road	I feel strongly about the current difficulty in implementing existing planning restrictions. The Old Schoolhouse has undergone dramatic changes in recent months which are more extreme than examples given in your document. I feel that there needs to be appropriate levels of resources allocated to be able to address the more serious breeches of planning quickly.	Noted
Earlham Road	On page 37 where you have cited the listed buildings, our terrace 33-39, and number 41, The Old Schoolhouse (formerly 'The Fountain') have been omitted (as has the other terrace 25-31). 2) We did not receive any paperwork about these proposals and only knew about them because our neighbours brought it to our attention.	Noted
Earlham Road	Excellent document overall and a great history of this area- well done. 1) Error of listing of 33-39 (see above) 2) Concerned about unauthorised work to The School House PH (former Fountain) 3) Concerns about signage on Earlham Road corner shop.	Noted
West Pottergate	The council has failed to police the conservation area to date. Houses have been allowed to dig up the front gardens for parking, remove boundaries, change windows etc with impunity it would seem. Also, the removal of Heigham Road from the conservation area coincides with	Noted

	the desire to sell off the Belvoir Car park for development where the developers no longer have to worry about it being in a conservation area. Lastly, where do the displaced cars go? I do think it is an attractive area and worth the effort to retain it's look for future generations	
West Pottergate	We feel that the appraisal has been well researched and well presented. If the article 4 (2) direction is approved, we believe the map on p. 36 will need to be updated to include all of nos. 130 - 136 West Pottergate (nos. 133 and 134 appear not to be included at present) and nos. 25, 27, 29, 31, 33, 35, 37 and 39 Earlham Road (none of which appear to be included at present).	Noted
Mill Hill Road	The general impression is one of incompetence: (!) in sending out information and questionnaires (2) in appraising without surveying the whole area accurately (3) I cannot see any point except keeping people at city hall busy (4) Questions are badly expressed expecting the answer yes.	Noted.
Clarendon Road	No, although we are surprised that permission is required to trim trees in the Conservation Area. We have a tree which needs regular trimming to avoid it growing into the telephone wires.	Noted
Earlham Road	Well done - nice work	Noted
Amphill Street	I am concerned about the visual deterioration in the area, particularly through window replacements in terraced houses. But I don't	Noted



	<p>think the appraisal is as helpful as it could be about how to (gradually over time) put this right. The attached document on insulation of historic buildings contains much technical detail about all manner of things. What we need I believe is a simple "plain man's / woman's" illustrated guide to dos and don'ts on windows, porches etc. Yes, repairing and draught proofing old windows and adding secondary glazing is the ideal solution, but in many, particularly smaller, terraced houses the existing windows have got very bad, and it is better to replace them: while existing poorly designed modern windows also need to be replaced. Timber replacements which will last need to be made of quality timber and don't come cheap, which will rule them out for many people. And Ventrolla are not cheap (as we discovered: so we had them repaired on the cheap and rely on secondary glazing for insulation and draught proofing). Don'ts should include all the things we love to hate, including the positioning of the window in relation to the plain of the wall and the depth of the sub-sill - and of course "pseudo-sashes" (top hung casements, dummy horns etc). Regarding fences: we value ours (here when we came) because, being a corner of terrace house, we share a back yard with 3 other houses, so the only privacy (and sun) is in the front. I see the problem you draw attention to, but I must ask that you be tolerant on this point. But basically,</p>	
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	good luck with the Article 4 Direction - in an uphill battle with, I fear, ever contracting resources! (I don't know if all my comments have survived the e-journey, as I can only see a bit at a time: if not, please let me know and I will send a hard copy.)	
West Parade	1. Disagree with dismissive remarks about Winchester Tower: they are unnecessary and wrong. 2. Map on Page 36 is surely inaccurate: it excludes 29 and 30 West Parade.	Noted. The text has been changed so that it does not refer to Winchester Tower as a negative landmark.
West Parade	Management of garden wall needs to be included in plan of action – although article 4(2) covers this, we have been told in practice the planning department is not concerned with the walls lower than 1m in height – is this the case?	Noted. Walls will be included in the article 4 direction.
Mill Hill Road	I agree in principle to the suggested changes, but don't like the idea of the article 4(2) standardising creative ideas...but if we have the freedom to change elevations at the rear that will be ok.	Noted.
Park Lane	An excellent idea. Will help to preserve an interesting and attractive area.	Noted
Trinity Street	If the appearance from the street is, rightly, to be the deciding factor, bright blue recycling bins should be replaced with a less garish colour such as dark green.	Noted. This is beyond the scope of the appraisal, but the relevant council officer will be notified of the concern.
Heigham Road	I think Mill Hill Road has been spoilt by allowing parking in front gardens not designed for the purpose.	Noted
Clarendon Road	Unfortunately this has come too late to stop certain recent changes eg out of keeping double	Noted

	glazing on the front of 25 Clarendon Road.	
Earlham Road	Unsure what difference the article 4(2) will make.	Noted
Clarendon Road	Would like to see restrictions on street furniture – wheelie bins left in street and parking on pavements a problem.	Noted. This is beyond the scope of the appraisal, but the relevant council officer will be notified of the concern.
Trinity Street	I think it is a good proposal and will enhance the area to prevent further unsympathetic changes. It is a shame that some alterations cannot be undone.	Noted
Clarendon Road	Good and long time coming	Noted
Trinity Street	I hope these proposals will prevent any more front gardens being used for parking.	Noted
Oxford Street	In favour of the proposals for the conservation area	
Grosvenor Road	Well compiled. Very interesting read.	Noted
Trinity Street	Its about time...too many people treat the area as a new estate	Noted
Heigham Road	It seems very sensible to exclude the Heigham Road area, given the visual character of many of the properties	Noted
Grosvenor Road	More effort to remove satellite dishes on south facing elevations.	Noted
Neville Street	Definitely needed, but sadly many alterations to buildings, plus removal of trees since the conservation area est. in 1980's. Will there be any encouragement for owners to replace windows, doors etc in original style?	Noted. A guidance note has been prepared to assist owners and occupiers with the article 4.
Trory Street	When there is a covenant on the deeds of the property allowing a porch to be added to the	No. Planning permission will still be required.

	front, will this change override said consent?	
Unknown	The Wesleyan Methodist Chapel has not been demolished. Its façade has been replaced.	Noted. Text has been amended.
Earlham Road	We are delighted that the proposed article 4(2) directions will at last put an end to the piecemeal and often unsightly alterations that have already ruined much of the urban landscape in the Heigham Grove area and in many other parts of Norwich.	Noted
Cambridge Street	It will be important to allow pv tiles to street side roofs.	Noted – this is dealt with through existing planning legislation.
Earlham Road	Information for landlords – you cannot expect tenants to pass on information	Noted
Grosvenor Road	Agree 100% with appraisal. I feel that we need to restore and retain the character of period properties. I particularly detest plastic windows and doors as they are unsightly and ruin the front aspect of a property and therefore the street. Properties should be sympathetically restored using matching bricks for front garden walls.	Noted
Earlham Road	We are 100% in favour of the proposals which tries to maintain the historic features of this area whilst balancing that with the demands of C21st urban life. We'd still like to see more 'traffic control'/less on street parking.	Noted
Trinity Street	There is an instance of a front garden in Trinity Street being made into a parking area – this should be barred in residential streets unless there is a large area to the side of a building.	The article 4 direction will prevent this from happening.

Mill Hill Road	It's a really good idea if it stops people making eyesores of their houses by 'improvement' work. The proposed measures would have stopped the recent horrors.	Noted
Doris Road	It is an excellent idea. A pity it did not come in before so many PVC windows and little porches appeared. Still more sad that it did not come in before so many terraces were demolished.	Noted
Cambridge Street	I read with great interest your consultation paper and agree with your proposals.	Noted
Clarendon Road	It is a great pity that the restrictions were not put in place before now. The area has suffered badly from desecration of character. I would like more protection for trees and hedges.	Noted
West Parade	Definitely would like article 4(2) to apply to all of proposed conservation area.	Noted. The article 4 direction only applies to areas where there is a predominance of similarly designed houses. The rest of the conservation area mainly has flats, converted properties or listed buildings, which already do not have permitted development rights.
Cambridge Street	I think the proposals are excellent and hope the council has the means and will to enforce them.	Noted
Essex Street	If the property is already painted and this begins to deteriorate and needs attention what should the owners do?	Existing painted properties can be repainted without permission.
Amphill Street	I welcome any changes that regulate the installation of replacement windows. In my street too many have already been altered out of character with the age and history of the street.	Noted.
Amphill Street	Objects to Amphill Street being included The Area has already been much altered. Also	Noted. It is considered that the area can be improved by reinstating more appropriate

	objects on the grounds that am prevented from the ability to renovate house to incorporate energy efficiency measures such as a porch. I appreciate wider stricter regulation more relevance to other streets, but not Ampthill Street and neighbouring streets.	designs.
Trinity Street	Raises concern of impact of Tesco on character of street. Along my street someone has been allowed to park in their front garden...will the article 4(2) stop that? Will this mean I won't be able to double glaze my house?	Noted. The article 4 will prevent parking in front of houses unless it can be included behind a boundary wall (for example parts of Park Lane and Earham Road.) Types of double glazing will be allowed.
Park Lane	Its all good	Noted
Parker Road	Most welcome. It will help maintain the character of Norwich.	Noted
	A well researched and clearly presented document with good illustrative material. A reference to the origin of cosseyware on Adelaide Villa on page 20 would be helpful, as appears later in the document.	Noted
Cambridge Street	It has come too late, too many changes have been made over the years to roof tiles, windows, doors, walls, fences. What is the point in now trying to preserve the changed houses, what merits their preservation in their current form, why prevent further changes when the original form has been lost. Owners today like to stamp their own mark on properties and with few exceptions most are for the better. There is something to be said for variation in street housing today, people are less in favour of rows of identikit houses.	Disagree. Many residents have moved into the area because of its historic character, and the preservation of many houses (and in many cases the restoration of original features) means that the majority of residents do not regard this as any area of the city.

	<p>Rather than extending conservation areas maybe the time has come to clamp down on the alteration of INTERIORS in order to provide for multiple occupancy such as student houses in these areas. Narrow Victorian streets can cope with one car per occupant but not for three or four - yes, some students come with their own cars. It also changes the nature of the area, when certain houses are occupied only in term time and occupants have little interest the appearance of their rented houses.</p>	<p>This comment has been referred to transport colleagues. Guidance on HMO's changed during the preparation of the appraisal. The issue is one that concerns a wider area, not just the conservation area, so is more appropriate to be handled by other measures.</p>
St Peters Methodist Church	<p>If the church is omitted from the CA then it won't be locally listed. However, if the building remains in the CA we would object to local listing.</p>	<p>Disagree. For the reasons above the building is considered to be an important locally identified heritage asset that makes a positive contribution to the conservation area and it should therefore be included in the conservation area and the local list. Placing the building on the list recognises the value of the building to the local community...it is not a bid for control.</p>
Greenhouse Trust, Bethel Street	<p>Nowhere in this document is there any creative assistance in what can and MUST BE approved as adaptive measures for old buildings. Would urge elected members to reject recommendations in the report and to request conservation officers should engage in proper consultation with home-owners on kinds of technology / materials and design that CAN improve the housing stock.</p>	<p>Disagree. Officers already engage with homeowners and developers on a day to day basis advising on adaptive measures in order to increase the thermal efficiency of historic buildings. The council initiated and worked with Norfolk County Council on behalf of Norfolk conservation officers to produce guidance "making old buildings energy efficient"; now used as guidance by several councils across the country. An officer sits on the environment</p>

		and efficiency group and keeps up-to-date with recent technological innovations.
Green Party Councillors	It should be a priority for conservation and planning officers to provide advice and encouragement to residents and landlords on improving the energy efficiency of buildings and making use of solar technology for hot water and electricity.	Agree. Officers are already very involved in production of guidance and keep up-to-date with innovations. A conservation and design officer sits on the council's energy and environment officers group.
	The Greenhouse building on Bethel Street is a fantastic example of how the heritage of old buildings can be maintained whilst focusing on minimising carbon emissions.	Noted.
	The Council should provide advice on eco-retro-fitting, including specialist advice for home-owners in conservation areas. The Council should engage owners of groups of properties in the benefits of taking a communal approach to energy efficiency and renewable energy measures.	Advice is offered on a case by case basis with the resources available. The website will be used to provide links to new products that are particularly applicable to heritage assets.



## Additional comments by letter

ADDRESS	COMMENTS	RESPONSE
English Heritage	The inclusion of the southern end of Park Lane appears logical, while the removal of the northern end of Heigham Road is also understandable given the amount of loss of architectural detail, loss of front gardens to car parking etc.	Noted
	If the boundary is to be cut back to this area, I would question why the triangular area of late C20 housing on the NW side of Pottergate is still to be retained since the trees are protected by a TPO.	Noted. The reason for including this area is that any potential redevelopment of the site would have a considerable impact on the junction and therefore it is better to include it. Also the inclusion of the 33 West Pottergate encloses this area from the north.
	English Heritage supports the use of targeted Article 4 Directions as an appropriate tool for effective management of conservation areas.	Noted
	It would be logical to include the rendering of brickwork along with painting	Noted.
	Roofing materials remarkably consistent in both conservation areas and removal should be included. Also consideration given to removing the right to install solar panels on roof slates facing the street.	In the Heigham Grove area many of the slate roofs have been replaced with cement tiles and many roofs have inserted rooflights, so it was decided not to include roofing materials. Advice on solar panels, such as solar slates, will be given on the article 4 direction website.
	A number of instances of unauthorised signage appear within the conservation areas. Encouragement is given to the council to remove these signs.	Noted. Planning enforcement is working to get these removed.

Heigham Road	No objection to this part of the road including our house being taken out of the conservation area.	Noted.
Heigham Grove	First, I should like to express my admiration for the appraisal. The scholarly research and clear exposition make it a most interesting document	Noted.
	Maps show overprinted 'Heigham Grove' in the same size and font as surrounding street names. This makes it look like it refers to the Plantation Garden, which is incorrect.	Noted. Name has now been omitted from maps.
	Purchased implies that Trevor bought freehold. 'Purchased a lease' would be better.	Noted and changed
	Trevor built the 'Beeches' for himself and let out 'the Plantation'	Noted and changed
	P17 Should be 'Henry Trevor' not 'Henry Wooton'	Noted and changed
	Could the brothers Gunton be given credit for windows at South Heigham Hall and 'cosseyware' of Adelaide Villa	Although very likely, there is no concrete evidence that they were by Gunton bros, so they are not referred to.
Cambridge Street	I read with great interest your consultation paper and agree with your proposals	Noted
	The 'improvements' in the report are similar to those imposed by Unthank on the many small builders who purchased lots in 1860-80 in Essex, Trinity and Cambridge Streets. These included: Every building to be erected on the land sold shall be faced in the front and in the sides also if facing a walking way with good white bricks; shall be covered in the front and sides with good slates and tiles; that no frontispiece, porch or other similar projection shall be allowed. The purchases should erect	Noted

	and maintain division fences not exceeding 3foot6inches high on the sides of the land sold to hem from the building line to the adjoining street and also a division fence not exceeding 4ft high next the street or streets or walking way adjoining the land sold to them.	
	'New city' referred to the area from St Stephens Gate to Chapelfield	Text amended to read 'part of the wider area known as the 'New City'
	Park Lane led to a later lane Avenue Road, which led to a mental hospital 'Heigham Retreat'	Noted...but as the house was outside area, has not been included in history.
	Heigham Lodge Estate was owned by Steward the Brewer	Noted...but source not identified, so not included in history. Unthank is recorded as owner on plan of 1877.
	With regard to Clarendon Road, I do not think it appropriate to suggest that people has a choice between these houses and the Norwich court and yards and Pockthorpe.	Text does not suggest a choice...but indicates that the area was better new housing that was an improvement on these existing houses, and that rents were higher. Therefore the area attracted the more skilled artisan workers which became more prominent in the Victorian era.
Park Lane	The appraisal is, in my opinion, an excellent piece of work. The history is fascinating and instructive, the advice to householders is sensible, and the planned improvement programme (particularly within the constraints on Council funds) is encouraging. I see no reason to object to the proposed alterations to the boundary of the Heigham Grove conservation area, and I am pleased to see the intention to add significantly to the numbers of locally listed buildings.	Noted

	<p>I very much welcome the Council's proposal to withdraw permitted development rights in the conservation area. I take it that this is a response to the House of Lords judgement in the case of Shimizu (UK) Ltd v. Westminster City Council of 1997. Better late than never, one might say, though I do appreciate that central government has taken its time to act on this. The case for it is well made in the appraisal.</p>	Noted
	<p>Can you also assure me that, in keeping with the spirit of this Direction, the Council will remove the large and unsightly billboards erected quite recently within the conservation area exhorting drivers to observe the 20mph speed limit?</p>	<p>These are regulatory signs and therefore can't be removed. The relevant council officer will however be informed of the comment.</p>
	<p>Can you make alternative arrangements for refuse collection so that the conservation area is no longer disfigured by wheelie bins? These, particularly the fluorescent blue ones</p>	<p>Noted. The comment will be passed on to the relevant council officer.</p>

**APPENDIX 6: CITY CENTRE CONSERVATION AREA ARTICLE 4  
DIRECTION FOR 20-48 (ODD) BISHOPGATE AND 13-25 (EVEN)  
CALVERT STREET:  
CONSULTATION RESPONSES 4 - 25 FEBRUARY 2011**

Resident of Bishopgate:

"I would like to support your proposal to conserve the view of Bishopgate. Around a year ago, a new residents have moved in at 48 Bishopgate, and they have changed the original wooden sash windows to PVC windows (including front windows although they look like original). I hope that Norwich City Council will not accept such destruction of cultural heritage any more."