

Report to Planning Applications Committee
13 June 2019

Item

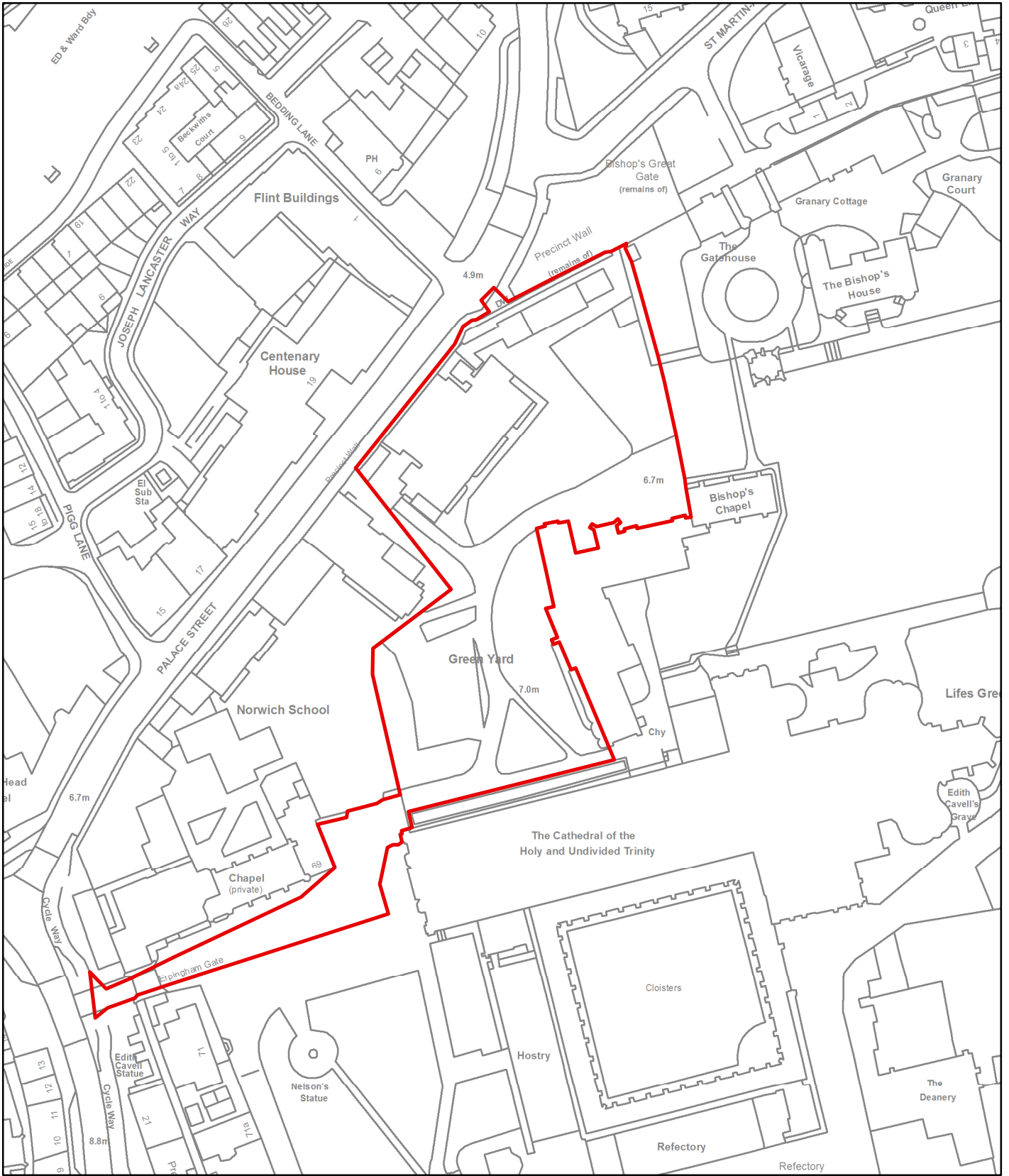
Report of Head of Planning Services

Subject Applications 19/00381/L - Norwich School Refectory, The Close, Norwich, NR1 4DD and 19/00403/F - Norwich School Refectory, The Close, Norwich, NR1 4DD

5(1)

Reason for referral To agree a site visit for this application which will be considered by the committee at a future date

Ward	Thorpe Hamlet
Case officer	Lara Emerson - laraemerson@norwich.gov.uk
Applicant	Norwich School
Development proposal - 19/00381/L	
Partial demolition and rebuilding works to reopen an historic filled-in opening within the Cathedral Precinct Wall, together with the provision of new surrounds to the opening, an entrance door and any associated repair works.	
Development proposal - 19/00403/F	
Demolition of the existing school dining hall, adhoc structures, sheds and trees. Redevelopment of site for new dining and teaching facilities, with the provision of a new pedestrian and service access, landscaping, the relocation of an electricity substation and the provision of associated infrastructure.	
Expiry date	19 June 2019
Recommendation	That members undertake a site visit

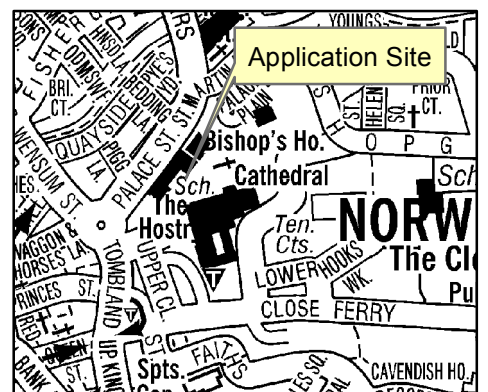


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Planning Application No 19/00381/L & 19/00403/F
 Site Address Norwich School Refectory
 Scale 1:1,250



NORWICH
 City Council
 PLANNING SERVICES



Background

1. The report summarises the applications 19/00381/L & 19/00403/F which relate to the Norwich School's site within The Close. At this stage it is intended for the applications to be put before Planning Applications Committee on 11th July 2019. The site is not publically accessible and officers feel that in order to fully understand the site and appreciate its constraints, members would benefit from visiting the site prior to consideration of the applications.
2. This report provides an outline of the site location, the main constraints on the site and an overview of the proposals. No assessment is made at this stage as this report is for information and to agree the need for a member site visit.

The site & surroundings

3. The site is part of the Norwich School site located within the Norwich Cathedral Precinct in Norwich City Centre. The area proposed for development is currently occupied by the current school refectory, an area of lawn, a number of mature trees, several sheds and car parking.
4. The Cathedral Precinct wall runs along the north of the site, separating it from Palace Street, Whitefriars and St Martin-At-Palace Plain. To the east of the site is the private residence known as the Bishop's House, along with substantial gardens and the gardener's residence which are separated from the site by a mature hedgerow. To the south there is the Bishop's Palace which is used as teaching and library spaces by the Norwich School. To the west are more school buildings and a playground.

Constraints

5. There are many mature trees located within the application site. Most are protected by virtue of being situated within a conservation area, and one is directly protected via a Tree Preservation Order (TPO 538).
6. The site sits within the Cathedral Close Character Area within the City Centre Conservation Area. Within the Character Area Appraisal, the precinct wall is identified as an 'Important wall' and the trees are identified as 'Important trees'.
7. The site is surrounded by highly graded heritage assets including:
 - Grade I listed Cathedral Precinct Wall (parts of which are also a Scheduled Ancient Monument)
 - Grade II* listed Bishop Salmons Porch (also a Scheduled Ancient Monument)
 - Grade I listed Bishops Palace
 - Grade II* listed Bishop's Chapel
 - Numerous other listed buildings on Palace Street and St Martin-At-Palace Plain
8. The site is also designated as follows:
 - Area of Main Archaeological Interest

- Open Space

Relevant planning history

Ref	Proposal	Decision	Date
07/00649/F	Erection of electricity sub-station.	Refused	21/08/2007
08/00958/F	Erection of a new building (electrical substation and switchgear room).	Approved	31/10/2008
09/00844/F	Extension of school refectory.	Withdrawn	28/04/2010
10/01092/F	Erection of new substation and switch gear building.	Approved	01/10/2010
10/01111/F	Erection of extension to school refectory.	Approved	12/10/2010
10/01975/D	Details of condition 3 - archaeological mitigatory work and condition 4 - a) bricks, b) roof tiles, c) external joinery, d) louvre doors of previous planning permission (App. No.10/01092/F) 'Erection of new substation and switch gear building'.	Withdrawn	27/01/2011
13/01816/D	Details of condition 3 - archaeological mitigatory work of previous permission 10/01092/F 'Erection of new substation and switch gear building.'	Approved	21/01/2014
18/01511/TCA	London Plane (T1): Remove.	Tree Preservation Order Served	15/11/2018

The proposal

- The proposal is for the construction of a new 800m² dining hall and kitchen, 6 classrooms and ancillary spaces (toilets, staff rooms, plant rooms). The spaces are primarily proposed for use by the school but it is proposed that the spaces are made available to external users outside of school time with community users given priority and charitable or discounted rates.
- The single storey kitchen would be located adjacent to the precinct wall and would stand at approximately 4m in height. This part of the structure would have a wildflower green roof and would benefit from direct access for deliveries and refuse collection from Palace Street via the new doorway. The dining hall, which would step up in height to approximately 7m to provide additional internal ceiling height, would have a very shallow pitched roof and tall windows facing towards the Bishops Palace.
- The two storey teaching block would stand at approximately 8.4m in height and would run along the precinct wall, with the wall being visible within the building's ground floor corridor. This block would again have a very low pitched roof.
- The proposal also includes the re-landscaping of the space leading from the school gates at the south-west of the site to the proposed development, including the creation of a new outside lunch and play space, a formal lawn between the proposed development and the Bishops Palace and the planting of 13 new trees

13. The development involves the demolition of the existing refectory building, the felling of 12 trees (including one which is protected via a TPO) and the insertion of a doorway through the Cathedral Precinct Wall. As mitigation for the loss of the trees, the Norwich School is proposing the planting of 682 trees at two sites within their ownership: one at Redmayne Playing Fields; and one at Horsford (adjacent to the Northern Distributor Road).

Site visit procedure

14. Given the scale of the proposals and the inability to gain an appreciation for the site and its constraints from the public realm, it is recommended that the committee undertake a site visit prior to determination of the applications on 11 July 2019. Members of the public will not be able to access the site without the applicant's permission as it is in private ownership and due to the safeguarding requirements of the school.

Recommendation

Members undertake a site visit on 11 July 2019 in anticipation of the application being determined at the planning applications committee being held on the same date.